

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU
MAYOR

JARED E. MUNSTER, PH.D.
DIRECTOR

DEPARTMENTAL POLICY MEMORANDUM

DATE: January 9, 2017
FROM: Jared Munster, Ph.D., Director
RE: Review and Inspection Requirements for Location and Screening of Waste Storage Areas

Effective immediately, all plans for new commercial or multi-family residential construction or plans for renovations of existing buildings containing such uses are required to include the location of waste storage as part of the site and/or floor plans as may be applicable to specific projects.

The City Code provides standards for waste collection, storage, and screening and it the responsibility of all agencies to ensure compliance with these regulations. To that end, the Department of Safety and Permits will require a designated location for the storage of waste on the property containing the improvements being permitted. Sufficient area must be maintained either within the structure or on the subject property to accommodate the anticipated waste generated by the specific use.

Section 138-45 of the City Code requires small businesses generating more than 96-gallons of waste per twice-weekly pick up or more than 35-gallons of waste every day (Vieux Carré and Downtown Development District only) and any restaurant, bar, hotel, condominium, or other multi-family dwelling with 5-units or more to hire a private waste disposal company, and may not utilize City-issued garbage carts. Plans for these uses are required to note whether multiple collection carts or dumpsters are to be utilized and provide an accessible, appropriate storage location for the collection method to be utilized.

It is unacceptable for a waste storage plan to include use of the public right-of-way for placement of carts or dumpsters. Section 146-493 of the City Code provides that “[i]t shall be unlawful for any person to obstruct or cause to be obstructed any street, gutter, sidewalk, public space parallel to any sidewalk, ... so as to prevent the free and proper use thereof by ... storing ... any article whatsoever” including garbage carts or dumpsters.

Additionally, exterior storage of waste in carts or dumpsters with a gross volume of 1 cubic yard (202 gallons) or more, which are visible from the public right-of-way or any parking area must be screened from public view with an opaque fence not less than six (6) feet in height with a latching gate. Section 26-447 of the City Code provides standards for such enclosures. Additional screening requirements may be imposed through Design Review with the City Planning Commission.

Prior to issuance of a Certificate of Completion or a Certificate of Use and Occupancy, the Building Inspection Division shall verify that the waste storage location is provided and constructed as approved by Plan Review. Photographs demonstrating compliance are to be retained as part of the permit inspection record.

