

STATE OF LOUISIANA
Department of Public Safety and Corrections
Office of State Fire Marshal Code Enforcement and Building Safety
8181 Independence Boulevard
Baton Rouge, Louisiana 70806
225-925-4920

HENRY H. FRY
DEPUTY ASSISTANT SECRETARY

NEW CONSTRUCTION

EMMETT DAMMON, P.E., E.E
DAMMON ENGINEERING
1095 FLORIDA AVE
SLIDELL, LA 70458-0000

RE: P0331352
ROUNDHOUSE CONDOMINIUMS LLC
278 LAKEVIEW DR
SLIDELL, LA 70458

NFPA 101, 2003

APARTMENT

Dear Applicant:

This is to advise that we have reviewed the drawings and specifications for the subject proposed construction and have determined that they appear to satisfactorily comply with the adopted laws, codes, rules and regulations of The State Fire Marshal subject to the following requirements:

1. **Contact the local building official of the applicable local political subdivision to coordinate compliance with State Uniform Construction Code requirements. LRS 40:1730.23 mandates the enforcement of building codes by municipalities and parishes in Louisiana, as described by LRS 40:1730.28.**

NOTE: THE COMMENTS LISTED BELOW IDENTIFY APPARENT DEFICIENCIES DETECTED IN OUR REVIEW OF THE DOCUMENTS SUBMITTED.

2. **LAC 55:V:303.D Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)**

NOTE: THE FOLLOWING COMMENTS IDENTIFY ISSUES FOR INFORMATIONAL AND CAUTIONARY PURPOSES OR ISSUES THAT COULD NOT BE VERIFIED IN THE SUBMITTED DOCUMENTS.

3. **Insulation and insulation assemblies shall meet the requirements of Section 719, International Building Code, 2006 Edition.**
 - a) **Concealed and exposed insulation shall have a flame spread of 0-25 and a smoke developed of 0-450 in accordance with IBC 719.**
4. **101:7.2.1.3.1 and 7.1.6.3 The floor elevation shall not change by more than 1/2" from one side of a door to the other.**

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5. 101:7.2.2.2.1 Stairs shall comply with the appropriate Stair table.
 - a) 7" maximum and 4" minimum rise.
 - b) 11" minimum tread depth.
 - c) 6'-8" minimum headroom.
 - d) 12 feet maximum height between landings.
 - e) Landings (See 7.2.1.3, 7.2.1.4.4 and 7.2.2.3.2).
 - f) Stair treads shall be uniformly slip resistant.
6. 101:7.2.2.4.1 Stairs and ramps shall have handrails on both sides and shall be provided within 30 inches of all portions of the required egress width of stair.
7. 101:7.2.2.4.4.1 Handrails shall be no lower than 34" nor higher than 38" above the leading edge of the tread surface.
8. 101:7.2.2.4.4.10 Where a stair handrail is not continuous between landings, it shall continue to slope for a depth of one tread beyond the bottom riser and shall extend 12" level with the landing at the top riser. In addition, if a handrail is to provide for handicapped accessibility, an additional 12" extension is required at the bottom level with the landing in accordance with ADAAG 4.9.4(2).
9. 101:7.2.2.4.4.7 and 7.2.2.4.4.6(1) Handrails shall be continuously graspable along the entire length. Handrails shall be from 1-1/4" to 2" in diameter.
10. 101:7.2.2.4.4.5 Provide a minimum clearance of 2-1/4" between the handrails and the walls or guards to which they are attached.
11. 101:7.2.2.4.5.2 and 101:7.1.8 Guard rails shall be at least 42" high and are required when a change in elevation exceeds 30". Provide at the open side(s) of STAIRS and LANDINGS.
12. 101:7.2.2.4.5.3 Guard rail openings shall be such that a 4" diameter sphere shall not pass through, up to a height of 34".
13. 101:8.2.2.3 Fire compartments shall be formed by fire barriers that are continuous from foundation through all intervening construction to the roof deck, from outside wall to outside wall or from fire barrier to fire barrier, including continuity through all concealed spaces, such as those found above a ceiling, including interstitial spaces.
14. 101:8.3.5 Penetrations through rated construction shall be sealed by approved firestop systems or devices tested in accordance with ASTM E-814 or ANSI/UL 1479 or by assemblies of firestopping materials capable of preventing the passage of flames and hot gases when tested and rated in accordance with NFPA 251. (This requirement applies for elevator controls on shaft walls, electrical outlets, light switches, etc.).
 - a) Notify the District Office identified at the end of this letter for inspection of all completed fire and/or smoke barrier walls before any construction is installed that would conceal such construction and prevent a proper inspection. Access to randomly selected areas may be required by the inspector at time of final inspection if this notification is not given.

- b) Provide detailed instructive cut sheets of the fire penetration sealing system used to the inspector at time of inspection. Random selective sampling by the contractor will be observed by the inspector.
15. 101:30.3.4.5.1 Approved single-station smoke alarms powered by the house electrical service shall be installed in accordance with 9.6.2.10 outside every sleeping area in the immediate vicinity of the bedrooms at every living unit and on all levels of the dwelling unit, including basements. (101:9.6.3.6 requires audible and visual alarms in accessible units).
 16. Compliance with the 2005 NFPA 70, National Electrical Code (NEC), is mandated by RS 40:1730.28.A(7). Contact the local Building Official of the applicable local political subdivision or a Louisiana State Uniform Construction Code Council registered third-party provider to verify plan review and inspection requirements of the proposed electrical work.
 17. HVAC system shall be constructed in accordance with 101:9.2.
 18. LRS 40:1730.45 and LAC 55:V:2601 The documentation provided for the subject facility appears to comply with The Commercial Building Energy Conservation Code based on ANSI/ASHRAE/IESNA 90.1- 2004, or the International Energy Conservation Code, 2006 edition, as applicable.
 19. **NOTE: Please enclose a copy of this letter with future submittals or other correspondence pertaining to this project.**

Changes to construction in the field which are not consistent with the reviewed documents are not authorized unless reviewed by this office for compliance with Code. Modifications to reviewed plans must be submitted to this office by the Architect/Civil Engineer for review prior to final inspection. If an Architect or Civil Engineer is not required by RS 37:155, revisions shall be submitted by the Owner. Submittals shall include plans, completed application, a minimum \$55.00 review fee, and a copy of the most current plan review letter.

Compliance with code requirements for fire protection systems, such as Fire Alarm, Sprinkler and Suppression Systems, is determined by separate shop drawing submittal and is not included in this review.

This review shall in no way permit and/or authorize any omissions or deviations from the specific requirements of the adopted codes, rules and regulations in accordance with R.S. 40:1574.1(B).

This review is valid for 180 days from the date of this letter. Construction permits must be issued and/or construction must commence within this time period.

This office requires certification of the completed project in accordance with the approved documents (certificate enclosed).

Occupancy of the project will not be permitted until we receive the completed certificate and a satisfactory inspection of the completed construction has been made by this office.

To arrange for inspection of the project, please contact the District Office at the phone number below two (2) to three (3) weeks in advance. The plans stamped reviewed by this office must be available on job site at time of inspection. Certificate of completion must be provided to the inspecting Deputy for final inspection.

REVIEWED BY:
OTIS RAMKE
ARCHITECT

CC:
Roundhouse Condominium Llc
St Tammany Fire Protection District No 1*
City Of Slidell*
New Orleans District* 5042194600