





**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

PAUL SMITH  
FIRE MARSHAL

**NEW CONSTRUCTION**

ROBERT WILTSE  
DAMMON ENGINEERING INC  
1095 FLORIDA AVE  
SLIDELL, LA 70458-0000

RE: P0337569  
K.B. KAUFMANN OFFICE  
TERRACE AVE EAST  
SLIDELL, LA 70458

NFPA 101, 2006

BUSINESS

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. **This project as submitted has been found in part to be INSUFFICIENTLY DOCUMENTED TO DETERMINE COMPLIANCE AT THIS TIME. Provide additional documentation as required to indicate compliance with the following item(s) PRIOR TO PERMITTING, UNLESS the Building Official finds that the nature of the work applied for is such that compliance can be determined during inspection:**
  - a. 21b, 22a, and 22b.
2. **Scope of Work: This review is for a new 8,000 sf office / storage building.**

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

3. **101:6.1.14 The design concept appears to be a MULTIPLE OCCUPANCY, evaluated as a MIXED occupancy.**
4. **101:38, 42.1.4 This review is based on an occupancy classification of BUSINESS / STORAGE in accordance with 101:6.1.1 and this section.**
5. **High hazard storage (including oxidizers) or processes are not included in this review. If this facility is planning to handle or store materials of this nature, then plans and details shall be resubmitted for review prior to starting construction.**

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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.

12. 101:8.6.10 Draftstop attic into areas not to exceed 3,000 sq. ft. each.
13. 101:38.3.3 Interior walls and ceilings shall have a flame spread of 0-200 except in EXITS AND IN EXIT ACCESS CORRIDORS which shall have a flame spread of 0-75 and a smoke development rating of 0-450.
14. 101:38.5.1 Utilities shall comply with the provisions of Section 9.1.
15. HVAC system shall be constructed in accordance with 101:9.2.

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NOTE: THE FOLLOWING IS A REVIEW FOR COMPLIANCE WITH THE REQUIREMENTS OF THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE IN ACCORDANCE WITH ACT 12 OF THE 2005 FIRST EXTRAORDINARY SESSION OF THE LOUISIANA LEGISLATURE. THIS REVIEW IS PERFORMED AT THE REQUEST OF, AND ON BEHALF OF THE JURISDICTION IN WHICH THIS PROPOSED PROJECT IS LOCATED.

This office will not be responsible for inspections to certify compliance with applicable requirements. Contact the local Building Official or a Louisiana State Uniform Construction Code Council certified third-party provider to arrange for inspections.

Codes Referenced:

- 2006 International Building Code (IBC) not including Chapters 1, 11, 27, and 29;
- 2006 International Existing Building Code (IEBC) not including Chapter 1;
- 2006 International Mechanical Code (IMC);
- 2000 Louisiana State Plumbing Code (LSPC);
- 2006 International Fuel Gas Code (IFGC);
- 2005 National Electric Code (NEC)

16. **Building Planning:**

a) **Proposed Occupancy/Use Group Classification:**

The occupancy is BUSINESS Group B AND STORAGE Group S-1 per IBC Section(s) 304 AND 311.

b) **Special Occupancy Areas:**

There are NO special detailed requirements.

c) **Incidental/Accessory Use Areas:**

There is NO incidental use area and NO accessory occupancy per IBC Section 508.

d) **Construction Type/Building Limitations:**

6. LRS 40:1730.45.A 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.
7. LRS 40:1731-(Effective 8/15/95) Provide handicapped accessibility in accordance with ADA-AG (Accessibility Guidelines - September 1994). This does not include a review for compliance with the Federal Americans with Disabilities (Civil Rights) Act of 1990. Compliance with state regulations and requirements does not guarantee compliance with federal law.  
  
"CAUTIONARY/INFORMATIONAL" items and paragraph references are noted as follows:
  - a) 4.5.2 Thresholds shall comply with requirements of this section regarding changes in level. (Not more than 1/2" height and beveled if over 1/4").
  - b) 4.13.9 Door hardware shall comply with this section. Hardware shall not require tight grasping, tight pinching, or twisting of the wrist to operate.
  - c) 4.15 Provide drinking fountain(s) in compliance with this section.
  - d) 4.1.3(10)(a) In addition to the required accessible wheelchair drinking fountain, provide drinking accommodations for those who have difficulty bending and stooping.
  - e) 4.1.3(11) and 4.1.6(3)(e) ALL public and common use toilet rooms shall comply with requirements of this Section 4.22.
  - f) 4.1.3(16) Permanent signage shall comply with 4.30.
    1. Signage, where provided for permanent rooms and spaces shall provide;
      - a. braille and raised lettering as per 4.30.4,
      - b. letter/symbol to background color contrast as per 4.30.5, and
      - c. a 60" height from floor to the centerline of the sign as per 4.30.6.
    2. Other permanent signs which provide direction to or information about functional spaces of the building shall provide;
      - a. letter character width to height proportion as per 4.30.2,
      - b. character height proportion based on height of sign from finish floor as per 4.30.3, and
      - c. letter/symbol to background color contrast as per 4.30.5.
  - g) 4.1.3(16)(a) Provide low level mounted exit signage in accordance with 4.30.1, 4.30.4, 4.30.5 and 4.30.6 (raised character, letter size, mounting) at all required exit doors to the exterior, exit stair doors and horizontal exit doors.
8. LRS 40:1711 Provide safety glazing in hazardous locations at ENTRY DOORS.
9. 101:7.2.1.5.9 Doors shall be capable of being opened with ONLY one releasing operation. A two-step release, such as a knob and an independent slide bolt, or an additional exit request button, is NOT acceptable.
10. 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.
11. 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

The construction type is indicated to be Type V-B per IBC Section 602.  
The proposed construction IS WITHIN the allowable height and area limitations of Table 503.

17. **Fire-Resistance-Rated Construction and Interior Finishes:**

- a) **Fire-Resistance Rating Requirements for Exterior Walls:** The EAST facing exterior wall shall have a fire-resistance rating of ONE HOUR per IBC Table 602. Exterior wall construction shall comply with IBC Section 704. CONFIRM THE UL LISTING FOR STORAGE ROOM WALL, THERE IS A CONFLICT BETWEEN SHEET A-1 AND A-5 ( U914 OR U902? ).
- b) Fire barriers complying with IBC Section 706 shall separate BUSINESS FROM STORAGE.
- c) Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof slab or deck above and shall be securely attached thereto. These walls shall be continuous through concealed spaces such as the space above a suspended ceiling. Hollow vertical spaces within the fire barrier wall shall be fireblocked at every floor level, per IBC Section 706.5.

**BUSINESS OCCUPANCY**

- a. Interior walls and ceiling finishes at exit enclosures and exit passageways shall be Class A: Flame spread 0-25 smoke-developed 0-450.
- b. Interior walls and ceiling finishes at corridors shall be Class B: Flame spread 0-75 smoke-developed 0-450.
- c. Interior walls and ceiling finishes at rooms and enclosed spaces shall be Class C: Flame spread 0-200; smoke-developed 0-450.

**STORAGE OCCUPANCY**

- a. Interior walls and ceiling finishes at exit enclosures and exit passageways shall be Class B: Flame spread 0-75 smoke-developed 0-450.
- b. Interior walls and ceiling finishes at corridors shall be Class C: Flame spread 0-200; smoke-developed 0-450.
- c. Interior walls and ceiling finishes at rooms and enclosed spaces shall be Class C: Flame spread 0-200; smoke-developed 0-450.

18. **Fire Protection Systems:**

- a) The building is NOT provided with an automatic sprinkler system.
- b) The building is NOT provided with a fire alarm system.

19. **Means of Egress:**

- a) Refer to Life Safety Code review above for means of egress requirements.

20. **Interior Environment:**

a) An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. A 30-inch minimum clear headroom in the attic space shall be provided at or above the access opening, per IBC Section 1209.2.

b) Access to mechanical appliances installed in under-floor areas, in attic spaces and on roofs or elevated structures shall be in accordance with the International Mechanical Code, (IMC), per IBC Section 1209.3.

c) Toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 6 inches per IBC Section 1210.1.

d) Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture per IBC Section 1210.2.

21. **Structural:**

a) **Gravity Loads:**

First Floor Live Load is INDICATED TO MEET THE MIN. REQUIREMENTS OF TABLE 1607.1.  
Corridor live loads are INDICATED TO MEET THE MIN. REQUIREMENTS OF TABLE 1607.1.  
Roof Live load is INDICATED TO MEET THE MIN. REQUIREMENTS OF TABLE 1607.1.  
Roof (ground) snow load is 5 PSF; [IBC Figure 1608.2]

b) **Wind Design Data:**

Basic Wind Speed (3-second gust) - 130 MPH; [IBC 1609.3 and/or ASCE 7-05 Figure 6-1]  
Wind importance factor, I, is 1.0; [ASCE Table 6-1]  
Occupancy category is III; [IBC Table 1604.5 and/or ASCE 7-05 Table 1-1]  
Wind exposure category is B; [IBC Section 1609.4.3]  
The internal pressure coefficient is NOT INDICATED; [MEET THE REQUIREMENTS OF ASCE 7-05 Figure 6-5]  
Design wind pressures used for the design of exterior components and cladding is NOT INDICATED, PROVIDE.  
Protection of openings for wind-borne debris is required. METHOD OF PROTECTION IS INDICATED ON SHEET A-3

c) **Flood Design Data:**

The flood hazard area established for the site is identified as Zone AE; BASE FLOOD ELEVATION 9 FT'; [IBC 1603.1.6]  
The elevation of the proposed lowest floor is indicated to be 12 FT; [IBC 1612.5]

22. **Mechanical Systems:**

Provide mechanical drawings to indicate as a minimum:

- a. Ductwork sizes;
- b. Mechanical ventilation air balance design calculations;

c) Attics containing appliances requiring access shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest appliance in accordance with this section. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance, per IMC Section 306.3.

- d) Provide a lighting fixture in the Mechanical room, controlled by a switch located at the access opening. A receptacle outlet shall be provided at or near the appliance/equipment location, per IMC Section 306.3.1.
- e) Duct insulation shall conform to the requirements of IMC Sections 604.2 through 604.13, IECC Section 501.1, and ANSI/ASHRAE/IESNA 90.1-2004, per IMC.
- f) Supply and return ducts and plenums installed in exterior locations, ventilated attics, and unvented attics above insulated ceilings shall be thermally insulated with minimum R-6 insulation on the supply side and minimum R-3.5 insulation on the return side, per ANSI/ASHRAE/IESNA 90.1-2004 Table 6.8.2B.
- g) Supply and return ducts and plenums installed in unvented attics with roof insulation and in unconditioned spaces, (including crawl spaces, both ventilated and nonventilated), shall be thermally insulated with minimum R-3.5 insulation on the supply side. No minimum R-value is required on the return ducts, per ANSI/ASHRAE/IESNA 90.1-2004 Table 6.8.2B.
- h) Smoke detectors shall be installed in return air systems greater than 2000 cfm, in the return air duct or plenum upstream of any filters, exhaust air connections, outdoor air connections, or decontamination equipment and applications, per IMC 606.2.1. Where fire alarm system is required, duct detectors shall be connected to building alarm system.
23. **Plumbing Systems:**  
Review for compliance with the requirements of the Louisiana State Plumbing Code [Part XIV (Plumbing) of the State Sanitary Code] is performed at the request of the jurisdiction in which this proposed project is located AND on behalf of the State Health Officer. In accordance with R.S. 40:4.A(7), R.S. 40:5, and R.S. 40:1730.28.A(5), the State Health Officer and the Office of Public Health of the Department of Health and Hospitals holds the exclusive jurisdiction, control, and authority over Part XIV (Plumbing) of the State Sanitary Code. Interpretations and/or adjustments to the requirements contained in this code should be directed to that department for ruling. **NO APPARENT DEFICIENCIES DETECTED.**
24. **Fuel Gas: NONE INDICATED, NOT REVIEWED**
25. **Electrical Systems: NO APPARENT DEFICIENCIES DETECTED.**
26. **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:  
DAVID JONES  
ARCHITECT

CC:  
K.b. Kaufmann & Co.  
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City Of Slidell\*  
New Orleans District\* 5042194600