

**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

H "BUTCH" BROWNING  
FIRE MARSHAL

**NEW CONSTRUCTION**

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

RE: P0397879  
STARC WEST  
1705 VIOLA STREET  
MANDEVILLE, LA 70448-0000

NFPA 101, 2009

LODGING/ROOMING

Dear Applicant:

**DEADLINE IMPOSED**

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. **Scope of Work: This review is for 5100 sq.ft.**
2. **LRS 40:1730.41 This architectural review submittal did not contain a valid submission of the Commercial Building Energy Conservation Code. The applicable standard for residential type buildings is the International Energy Conservation Code, 2006 edition. Code compliance materials can be obtained from the Department of Energy's website <http://www.energycodes.gov>. Technical assistance can be obtained from the Technology Assessment division of the La. Dept. Of Natural Resources at 1-800-836-9589.**
3. **LAC 55:V:307 Periodic observation of construction shall be made by a licensed architect or civil engineer. The enclosed Certificate of Completion containing the signature(s) of the responsible design professional(s) shall be presented to the Inspector at time of final inspection for occupancy.**

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

a. LRS 40:1574 "DEADLINE IMPOSED" - The Professional of Record shall furnish documentation addressing the deficiencies cited in this letter to this office PRIOR TO COMMENCEMENT OF CONSTRUCTION, or this review may be rescinded and found "Not In Compliance". Construction shall NOT be authorized UNTIL THE DEFICIENCIES ARE ADDRESSED. The state inspector shall verify that written documentation has been received and acknowledged by the Plan Review Section of this office prior to allowing occupancy.

b. This required documentation may be faxed to the Deputy State Fire Marshal reviewer. Include the Plan Review Project Number on all correspondence.

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4. 101:26.3.4 Provide a fire alarm system in accordance with 101:9.6. alarm notification shall be by both audible and visual means in accordance with NFPA 72.
  - a) Initiation of the required fire alarm system shall be by manual means in accordance with 9.6.2, or by alarm initiation in accordance with 9.6.2.1(3) in buildings protected throughout by an approved automatic sprinkler system in accordance with 26.3.6. Occupant notification shall be provided automatically in accordance with 9.6.3, as modified by 26.3.4.3.1 and 26.3.4.3.2.
  - b) 101:26.3.4.5 Approved single-station smoke alarms shall be installed in accordance with 9.6.2.9 in every sleeping room.
  - c) ADA-AG 4.28 Emergency warning systems shall include both audible alarms and visual alarms complying with 4.28.2 and NFPA 72. Single station detectors shall provide visual alarm signals in addition to audible. In accordance with 4.1.3(14), accessible sleeping accommodations shall have an auxiliary visual alarm complying with 4.28.4 and NFPA 72.
  - d) LRS 40:1574 and LAC 55:V:303 Submit fire alarm system shop drawings with plan review application and fee prior to installation of any work of this section. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. The submittal shall include a copy of this letter and shall be in accordance with the submittal requirements of this office.

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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.

5. LRS 40:1731-(Effective 8/15/95) Provide access for persons with disabilities 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) 4.22.4 Accessible toilets shall comply with 4.16. The centerline of accessible toilets shall be 18" from the nearest adjacent wall as shown in Figures 28, 29, and 30.
  - b) 4.19 Lavatories shall be mounted with a clearance of at least 29" from the floor to the bottom of the apron. Knee and toe clearances shall comply with Fig. 31. Faucets shall not require tight grasping, pinching, or twisting of the wrist to operate. Mirrors shall be mounted with the bottom edge not more than 40" from the floor.
  - c) 4.23 Shower stalls shall comply with 4.21.
  - d) 4.23 The bathtub(s) shall comply with 4.20. Provide a seat as shown in Figure 33.
  - e) 4.16.4 Toilet room grab bars shall comply with 4.26 and Fig. 29. (Provide a 42" long grab bar adjacent to toilet and a 36" long grab bar behind toilet).
  - f) 4.20.4 Bathtub grab bars shall comply with 4.26, Fig. 33 and Fig. 34.
  - g) 4.21.4 Shower stall grab bars shall comply with 4.26 and Fig. 37.
  - h) 4.1.3(9) and 4.3.10 Each required exit at the Level of Exit Discharge (L.E.D.) shall be an accessible means of egress to grade.
  - i) 4.1.3(13) Provide a maximum counter height of 34" at sink in kitchen, OR provide a maximum counter height of 36" at sink if knee space exists under sink.
6. LRS 40:1711 Provide safety glazing in hazardous locations at doors.
7. 101:24.2.2.3.3 Windows used as a means of escape must have a minimum clear width of at least 20 inches, a minimum clear height of at least 24 inches, AND a minimum clear opening of at least 5.7 sq. ft. in area. The sill height shall be no higher than 44 inches above the floor and less than 20 ft. above grade, or open onto an exterior balcony.
8. 101:24.2.3 Doors in a means of escape path of travel shall not be subject to locking.

9. 101:24.2.4.4 Every closet door latch shall be such that it can be opened from the inside.
10. 101:24.2.4.5 Bathroom door locks shall permit unlocking from outside in an emergency.
11. 101:24.2.4.6 No door in any means of egress shall be locked against egress when the building is occupied.
12. 101:8.6.10 Draftstop attic into areas not to exceed 3,000 sq. ft. each.
13. 101:26.3.5 All sleeping rooms shall be separated from escape route corridors by smoke partitions in accordance with Section 8.4. There shall be no louvers or operable transoms in corridor walls. Transfer grilles shall be prohibited in corridor walls. Doors shall be provided with latches or other mechanisms suitable for keeping the doors closed. Doors shall not be arranged to prevent the occupant from closing the door.
14. 101:26.3.6 Automatic sprinkler system shall comply with Sections 9.7 and 26.3.6.3.1 through 26.3.6.3.6.
  - a) LRS 40:1574 and LAC 55:V:303 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work to this system. Such work shall not commence until the shop drawings are reviewed and appear to satisfactorily comply with the laws, codes, rules, and regulations enforced by this office.

Be advised that a sprinkler system that satisfies the requirements of NFPA 101 Life Safety Code, NFPA 13, NFPA 13R and/or NFPA 13D may not necessarily be considered by the building insurance underwriters as "full coverage" or "fully sprinklered", for insurance purposes.

**NFPA 13:4.3, 22.1.4 (2007 edition) COMPLETE AND SUBMIT OWNER'S INFORMATION CERTIFICATE TO SYSTEM DESIGNER IN ORDER TO IDENTIFY SPECIAL OCCUPANCIES AND COMMODITY CLASSIFICATION BEFORE START OF DESIGN. FORM CAN BE FOUND IN THE PLAN REVIEW/SPRINKLER SECTION OF OUR WEBSITE (<http://www.dps.louisiana.gov/sfm>).**

NFPA 13:10 Underground piping shall be installed in accordance with chapter 10. See 10.6 for specific requirements for piping run under buildings.

Fire Pump, if provided, to meet the requirements of NFPA 20, 2007 edition.
15. Shop drawings for fire protection systems (Fire Alarm and Automatic Sprinklers) that are required to be submitted to this office for review, shall be routed through the "Professional of Record's" (Architect / Engineer) office, and shall be stamped with his "Shop Drawing Review Stamp" or equivalent, indicating that shop drawings have been reviewed by him for conformance with plans, specifications, and appropriate codes.
16. LRS 40:1664.4 All work and inspections of life safety and property protection systems and equipment shall be performed by a contractor licensed with the appropriate endorsement by the Office of the State Fire Marshal.
17. NFPA 10:6.1.3.8 Top of fire extinguisher, having a gross weight less than 40 lb, shall be not more than 5 feet above the floor; if gross weight 40 lbs or greater, 3-1/2 feet above the floor.
18. LRS 40:1664.4 All work and inspections of portable fire extinguishers shall be performed by a life safety and property protection contractor licensed with the appropriate endorsement by the Office of the State Fire Marshal.
19. Residential cooking equipment in kitchen shall only be used for warming or limited cooking that produces no grease-laden vapors. Otherwise, cooking equipment shall be protected in accordance with NFPA 96. (See NFPA 96:1.1.4 and ANNEX statement A.1.1.4). (NOTE: Type "K" portable fire

extinguishers shall NOT be installed in areas housing electrical cooking appliances, unless the appliance electrical system is shunted upon activation of an approved hood suppression system.)

20. **101:9.2.1 Smoke detectors installed in HVAC duct systems shall comply with NFPA 90A:6.4.2(1). Duct detectors shall be connected to the required fire alarm system.**
21. **NFPA 90A:4.3.12.1 Egress corridors shall not be used to supply, return or exhaust air to or from adjoining spaces, other than toilet, shower or bath rooms, sink closets or similar spaces opening directly to the corridor. Air transfer grilles are not permitted in walls or doors of egress corridors.**

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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:

- 2009 International Building Code (IBC) not including Chapters 1, 11, 27, and 29;
- 2009 International Existing Building Code (IEBC) not including Chapter 1;
- 2009 International Mechanical Code (IMC);
- 2000 Louisiana State Plumbing Code (LSPC);
- 2009 International Fuel Gas Code (IFGC);
- 2008 National Electric Code (NEC)

22. **Building Planning:**

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

The occupancy is residential Group R-2 per IBC Section 310.

b) **Special Occupancy Areas:**

There are special detailed requirements for R-2 occupancies per IBC Section 420. Walls separating bedrooms shall be constructed as fire partitions in accordance with Section 709.

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

The construction type is indicated to be Type II-B per IBC Section 602.2.

The proposed construction is within the allowable height and area limitations of Table 503.

23. **Fire-Resistance-Rated Construction:**

a) Wood used in Type I or Type II construction shall be limited to the conditions specified in IBC Section 603.1 and shall be fire-retardant-treated.

b) Fire partitions complying with IBC Section 709 shall separate bedrooms.

24. **Fire Protection Systems:**

a) The building is provided with an automatic sprinkler system. The system is required by IBC Section 903.2.8.

b) A fire alarm system is required by Life Safety Code.

c) Listed single- and multiple-station smoke alarms complying with UL 217 are required by IBC Section 907.2.9.2, and shall be installed in accordance with IBC Section 907.2.11 and NFPA 72.

25. **Interior Environment:**

a) Walls within 2 feet of 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.

26. **Structural Systems:**
- a) **Gravity Load Data:**
    - (1) Floor live loads are indicated as 40 psf.
    - (2) Roof live loads are indicated as 20 psf.
    - (3) Ground snow loads are indicated as 0 psf.
  - b) **Wind Design Data:**
    - (1) Basic wind speed (3-second gust) is indicated as 130 MPH.
    - (2) Wind importance factor is indicated as 1.0.
    - (3) Occupancy category is indicated as 2.
    - (4) Wind exposure category is indicated as B.
    - (5) Internal pressure coefficient is indicated as +/-0.18.
    - (6) Design wind pressures used for the design of exterior components/cladding are indicated as 33.6 psf.
    - (7) Protection of openings for wind-borne debris is required. (see schedule Sheet A-2)
  - c) **Flood Design Data:**
    - (1) The Flood Zones established for the site are indicated as C and B.
    - (2) The elevation of the proposed lowest floor is indicated as 99.92' (NAVD 1929 datum).
27. **Construction Materials:**
- a) Each pane of safety glazing installed in hazardous locations shall be identified in accordance with IBC Section 2406.2.
28. **Mechanical Systems:**
- a) Smoke detectors installed in return air systems shall be located 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.
29. **Plumbing Systems:**
- 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.
- a) Plans and specifications shall be submitted to the state health officer for review and approval. Submit to the following regional office for review:  
Southeast Region IX  
21454 Koop Drive, Suite 1C  
Mandeville, LA 70471
30. **Electrical Systems:**
- a) Receptacle outlet installed at HVAC equipment shall be 125-volt, single-phase, 15- or 20-ampere-rated. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.
  - b) Provide at least one lighting outlet containing a switch, or controlled by a wall switch, installed in attic for servicing HVAC equipment. Switch shall be at the usual point of entry to the attic. The lighting outlet shall be provided at or near the equipment requiring servicing.
  - c) Compliance with the 2008 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 to verify inspection requirements of the proposed electrical work.
31. **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.**

**Fire Department access and water supplies within the scope of work shall be acceptable to the local fire department. Submit to the State Fire Marshal inspector, a review letter from the local fire department, stating that the access and water supply as proposed are acceptable. In lieu of a review letter, where the local fire department does not provide a formal review, the local fire department may indicate review of the access and water supplies by stating such on the plans bearing the State Fire Marshal review stamp.**

REVIEWED BY:  
JOHN WHITAKER  
ARCHITECT

CC:  
St Tammany Assoc Of Retarded Citizens  
Christopher Brown\*  
New Orleans District\* 5045688506



STATE OF LOUISIANA  
DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONS  
OFFICE OF STATE FIRE MARSHAL



CERTIFICATE OF COMPLETION

DATE: \_\_\_\_\_

SFM PROJECT PO \_\_\_\_\_ SYSTEM TYPE \_\_\_\_\_ CONTRACTOR SIGNATURE \_\_\_\_\_

SFM PROJECT PO \_\_\_\_\_ SYSTEM TYPE \_\_\_\_\_ CONTRACTOR SIGNATURE \_\_\_\_\_

SFM PROJECT PO \_\_\_\_\_ SYSTEM TYPE \_\_\_\_\_ CONTRACTOR SIGNATURE \_\_\_\_\_

SFM PROJECT PO \_\_\_\_\_ SYSTEM TYPE \_\_\_\_\_ CONTRACTOR SIGNATURE \_\_\_\_\_

Please list all projects pertaining to the currently scheduled reviews of the building. System type refers to Architectural, Fire Alarm, Kitchen Hood/Wet Chemical Suppression, Fire Suppression, or Storage Tank.

To arrange for inspection of the project, please contact the district office two (2) to three (3) weeks in advance. To verify inspection district and phone number please refer to the "cc" list on the last page of the State Fire Marshal review letter. The plans stamped reviewed by this office must be available on job site at time of inspection. This Certificate Of Completion must be provided to the inspecting deputy at final inspection.

This is to certify the below project

PROJECT TITLE FROM APPLICATION		
PROJECT ADDRESS		
CITY	STATE	ZIP CODE

was periodically observed by me, by my consultants, and/or by others in my employ during construction and, to the best of my knowledge, information and belief, has been completed in accordance with the safety provisions which were shown in the plans and specifications previously reviewed by the Fire Marshal.

UNDER PENALTY OF LAW FOR FALSE STATEMENTS, I (NAME OF ARCHITECT/ENGINEER IF REQUIRED, OTHERWISE OWNER)

PRINT NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_

ARCHITECT/ CIVIL ENGINEER LICENSE NUMBER \_\_\_\_\_

CERTIFY ALL STATEMENTS CONTAINED HEREIN ARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, TRUE AND CORRECT.

LAC 55:V:307 OBSERVATION OF CONSTRUCTION

A. For a structure which by law may only be constructed with plans prepared and certified by a licensed architect or civil engineer, it shall be the duty of the owner of such a structure to provide for periodic observation of the construction of the structure to determine if the work is proceeding in accordance with the plans and specifications as approved by the fire marshal. The observations shall be performed by a registered architect or a registered civil engineer.

B. Upon completion of such work, where the law requires the owner to engage an architect or registered civil engineer, the owner shall furnish to the fire marshal a certificate signed by a registered architect or registered civil engineer stating that the periodic observations have been made and that to the best of the architect's or engineer's knowledge, information and belief, the work was completed in accordance with those fire safety standards and regulations stipulated in the plans and specifications previously approved by the fire marshal. When the owner has not engaged an architect or registered civil engineer, and the same is not required by law, the owner must submit the certificate of completion when appropriate, but always under his signature.

C. Occupancy of a structure, watercraft or movable prior to furnishing a certificate to the fire marshal as required under this regulation is expressly forbidden by the fire marshal, unless and until a satisfactory inspection has been made by the fire marshal or his certified representative.

D. In order to comply with the requirements of §307.B, the owner must submit to the fire marshal the following certificate completed by the architect, civil engineer, or, if neither is required by law, the owner.