



DAMMON
ENGINEERING, INC.
Architects & Engineers

554 Old Spanish Trail
Slidell, LA 70458
Phone: 985-649-5832
Fax: 985-641-5950
dammonengineering.com
dammoneng@bellsouth.net

October 11, 2013

Mr. David Jones, Architect
Louisiana State Fire Marshal
8181 Independence Blvd.
Baton Rouge LA 70806

RE: PO 419526

Mr. Jones,

On September 27, 2012 you reviewed and approved the referenced project. Due to unforeseen circumstances, the owner of the property was not able to obtain a building permit prior to the 180 days stipulated in your review.

The City of Slidell has asked us to request that you extend the construction start date. We request that you extend the date by an additional 300 days, to allow the contractor to obtain his permit and start work in the coming weeks.

Thank you for your help with this matter.

Sincerely,

Chuck Dammon, VP
Dammon Engineering, Inc.

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

AMENDED LETTER

ROBERT WILTSE
DAMMON ENGINEERING INC
554 OLD SPANISH TRAIL
SLIDELL, LA 70458-0000

RE: P0419526
OLD TOWN SLIDELL FIRE DAMAGE
REHABILITATION
227 COUSIN ST
SLIDELL, LA 70458-0000

NFPA 101, 2009
IBC, 2009 (CHAPTERS 9 & 10)

ASSEMBLY 300 OCCUPANTS OR LESS

Dear Applicant:

This is to advise that the previous review letter dated 08/07/2012 for this project is hereby amended as follows:

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

1. **Our review of drawings and/or specifications for the subject project dated August 7, 2012 is amended as follows:**
 - a) **Disregard item no. 2 of original review letter for this project REGARDING THE ENVELOPE COMPONENT. THE ATTACHED DOCUMENTATION APPEARS TO COMPLY.**
2. **NOTE: The rest of the original review letter for this project shall remain applicable. Please enclose a copy of this letter with future submittals or other correspondence pertaining to this project.**

This review applies to the work indicated on the drawings or specifications.

This review shall in no way permit 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).

The above amended review is valid if construction starts within 180 days from the above date of the original review letter.

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. Approved plans must be available on job site at time of inspection. Certificate of completion must be provided to inspecting Deputy for final inspection.

REVIEWED BY:
DAVID JONES
ARCHITECT

CC:
Canadian Rockies, Llc
St Tammany Fire Protection District No 1*
City Of Slidell*
New Orleans District Ofc* 5045688506
City Of Slidell*
St Tammany Fire District #1*

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

SHELL ONLY
(CONSTRUCTION ONLY – NOT FOR OCCUPANCY)

ROBERT WILTSE
DAMMON ENGINEERING INC
554 OLD SPANISH TRAIL
SLIDELL, LA 70458-0000

RE: P0419526
OLD TOWN SLIDELL FIRE DAMAGE
REHABILITATION
227 COUSIN ST
SLIDELL, LA 70458-0000

NFPA 101, 2009
IBC, 2009 (CHAPTERS 9 & 10)

ASSEMBLY 300 OCCUPANTS OR LESS

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. **Scope of Work:** This review is for a new structure and roof for an existing 6,000 sf building. The floor plan is being sub-divided into two 3,000 sf Business occupancies.

NOTE: This review is for shell only as requested until completion of drawings for final submittal, as there is not sufficient information for final review. Construction may commence at your own risk and any revisions required for compliance with code (including any work in place) shall be the responsibility of the Owner and/or Professional of Record, if applicable. All subsequent tenant reviews shall include either an overall floor plan, key plan, or tabular information indicating all currently occupied / unoccupied tenant spaces in the overall building.

2. **LRS 40:1730.41** This architectural review submittal did not contain a complete, valid submission of the Commercial Building Energy Conservation Code. This submittal is mandatory for commercial buildings in accordance with LRS 40:1730.45 et seq. No commercial building shall be constructed, altered, or repaired in Louisiana until energy code compliance documents have been submitted to and reviewed by this office for compliance with the Commercial Building Energy Conservation Code. The applicable standard for commercial buildings, except low-rise residential buildings, is ANSI/ASHRAE/IESNA Standard 90.1-2007, with State amendments. The applicable standard for Low-Rise Residential buildings (three stories or less, excluding one- and two- family dwellings) is the International Energy Conservation Code, 2009 edition. If the required Energy Code documents are not submitted, reviewed, and found to be in compliance within 21 days from the date of this letter, the following statement shall apply:

Aug 7, 2012
P0419526 - PAGE 1

THE PLANS DO NOT APPEAR TO COMPLY WITH THE COMMERCIAL BUILDING ENERGY CONSERVATION CODE.

Building construction/licensing may begin, but a submittal with the required energy code documentation must be presented to this office for evaluation. Submittals to this office for re-evaluation after 21 days from the date of this letter shall include an additional review fee of \$10.00, (per LRS 40:1730.47.A). 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 (1-225-342-3842 if calling from outside Louisiana).

PROVIDE ENVELOPE COMPONENT OF ENERGY CODE ANALYSIS. PROVIDE LIGHTING AND MECHANICAL COMPONENTS WHEN TENANT BUILD-OUTS ARE SUBMITTED.

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

3. LRS 40:1731-(Effective 10/01/11) Provide access for persons with disabilities in accordance with the ADA-ABA Accessibility Guidelines, July 23, 2004 (also known as the 2010 Standards). This does not include a review for compliance with the Federal Americans with Disabilities (Civil Rights) Act of 1990. NOTE: As per ADA-ABA 2004, Section F103, Office of State Fire Marshal appeal determinations are not valid for facilities that are designed, constructed, altered, or operated with federal funds, or leased by a federal agency. The authority having jurisdiction over such appeals is the administrator of the General Services Administration (GSA). Compliance with state regulations and requirements does not guarantee compliance with federal law.

"CAUTIONARY/INFORMATIONAL" items and paragraph references are noted as follows:

a. 606.1 Lavatories and sinks shall comply with the following:

1. 606.2 Provide a clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.
2. 606.3 Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.
3. 606.4 and 309 Controls for faucets shall not require tight grasping, pinching, or twisting of the wrist.
4. 606.5 Water supply and drain pipes shall be insulated or covered.

b. 604.1 Water closets and toilet compartments shall comply with 604.2 through 604.8 as follows:

1. 604.2 The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the nearest adjacent wall (17 inches (405 mm) minimum to 19 inches (455 mm) maximum in an ambulatory accessible toilet compartment specified in 604.8.2).
2. 604.3.1 Provide a clearance around the water closet that complies with Figure 604.3.1. (NOTE: As per 604.3.2 No other fixtures or obstructions shall be located within the required water closet clearance.)
3. 604.4 The seat height above the finish floor shall be 17" minimum to 19" maximum to the top of the seat.
4. 604.5 Grab bars for water closets shall comply with 609. (Provide a 42" long grab bar adjacent to the toilet and a 36" long grab bar behind the toilet.)
5. 604.6 Flush controls shall be located on the open side of the water closet.

6. 604.7 Toilet paper dispensers shall comply with Figure 604.7.

7. 604.8 Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 through 604.8.3 as follows:

a. 604.8.1 Wheelchair Accessible Compartments

- 1) 604.8.1.1 Wheelchair compartments shall be sized in accordance with Figure 604.8.1.1.
- 2) 604.8.1.2 Toilet compartment doors, including hardware, shall comply with Section 404 and located in accordance with Figure 604.8.1.2.
- 3) 604.8.1.3 Compartments shall be arranged for a left-hand or right-hand approach to the water closet.
- 4) 604.8.1.4 Provide toe clearance in accordance with Figure 604.8.1.4.
- 5) 604.8.1.5 Grab bars shall comply with Section 609. (Provide a 42" long grab bar adjacent to the toilet and a 36" grab bar behind the toilet.)

b. 604.8.3 Coat hooks shall be located within one of the reach ranges specified in Section 308 and shelves shall be located 40" minimum and 48" maximum above the finish floor.

c. 303 Thresholds shall comply with requirements of this section regarding changes in level. (Not more than 1/2" height and beveled if over 1/4")

d. 308.1 Reach ranges shall comply with 308 as follows:

1. 308.2.1 Where a forward reach is unobstructed, the forward reach shall comply in accordance with Figure 308.2.1.
2. 308.2.2 Where a high forward reach is over an obstruction, the forward reach shall comply in accordance with Figure 308.2.2.
3. 308.3.1 Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high reach shall comply in accordance with Figure 308.3.1.
4. 308.3.2 Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over the obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum with a high side reach in accordance with Figure 308.3.2.

4. 101:7.2.1.5 and IBC 1008.1.9 Locks on doors in means of egress shall not require the use of a key, special device or special knowledge to open in the direction of egress.

Submit a "REQUEST FOR EXEMPTION" for special locking arrangements in accordance with Interpretive Memorandum 2009-03 available on our website at <http://www.dps.louisiana.gov/sfm/> under the PLAN REVIEW / FORMS section. Also see Interpretive Memorandum 2009-04 for clarification regarding "Magnetic Lock Releasing Devices & Electrified Locks/Latches", or Interpretive Memorandum 2009-05 for clarification regarding Special Healthcare Locking Arrangements.

NOTE: The "Life Safety and Property Protection Licensing Law" (LRS 40:1664 et seq.) requires locksmiths to be licensed. Contact the licensing section of this office at 225.925.7047 for guidance and assistance.

5. 101:7.2.1.5.9 and IBC 1008.1.94 through 1008.1.9.5 Doors shall be openable with ONLY one releasing operation. A two-step release, such as a knob and an independent slide bolt, is NOT acceptable.
6. 101:38.3.3 Interior walls and ceilings shall have a flame spread of 0-200 and a smoke development rating of 0-450.

7. **101:38.5.1 Utilities shall comply with the provisions of Section 9.1.**

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)

8. **Building Planning:**

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

The occupancy is **BUSINESS Group B** per IBC Section 304.

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:**

The construction type is indicated to be **Type II-B** per IBC Section 602.

The proposed construction **IS WITHIN** the allowable height and area limitations of Table 503.

9. **The building is NOT provided with an automatic sprinkler system.**

10. **The building is NOT provided with a fire alarm system.**

11. **Means of Egress:**

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

12. **Interior Environment:**

a) **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.**

b) **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.**

13. **Structural:**
The following design loads and other information pertinent to the structural design required by IBC Sections 1603.1.1 through 1603.1.8 shall be indicated on the construction documents, per IBC 1603.1:
- a) **Gravity Load Data:**
Minimum live loads shall be in accordance with IBC Table 1607.1 or ASCE 7-05 Table 4-1
Minimum Snow loads shall be in accordance with IBC Fig. 1608.2 or ASCE 7-05 Fig. 7.1.
- First Floor live loads are indicated as 50 psf.
- Roof live loads are indicated as 20 psf.
- Ground Snow loads are indicated as 5 psf.
- b) **Wind Design Data:**
Wind loads on every building or structure shall be determined in accordance with Chapter 6 of ASCE 7-05, per IBC 1609.1.1.
- Basic Wind Speed (3-second gust) is indicated as 130 MPH; [IBC 1609.3 and/or ASCE 7-05 Figure 6-1]
- Wind importance factor, I, is indicated as 1.0; [ASCE Table 6-1]
- Occupancy category is indicated as II; [IBC Table 1604.5 and/or ASCE 7-05 Table 1-1]
- Wind exposure category is indicated as B; [IBC Section 1609.4.3]
- The internal pressure coefficient is indicated as +/- 0.18; [ASCE 7-05 Figure 6-5]
- Design wind pressures used for the design of exterior components and cladding are 33.6 psf.
Protection of openings for wind-borne debris is required.
- c) **Flood Design Data:**
The flood hazard area established for the site is NOT identified BY Zone, PROVIDE; [IBC 1603.1.6]
For buildings located in whole or in part in flood hazard areas as determined by the local flood plain administrator, the following information referenced to the datum on the Flood Insurance Rate Map (FIRM) shall be shown on the construction documents, regardless of whether flood loads govern the design of the building:
- The elevation of the proposed lowest floor is indicated as EXISTING.
14. **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.
- a) Provide a floor drain in every public toilet room having a removable strainer, the area of which shall not be less than two-thirds the cross sectional area of the trap to which it connects. Floor drains and traps shall be not less than 2 inches in diameter and the trap shall be equipped with an approved trap primer to maintain the water seal at not less than 2 inches and not more than 4 inches, per LSPC Sections 409.4, 614.4, and 1001.
15. **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.

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).

Before occupancy of any space, final drawings and specifications shall be submitted to and reviewed by this office. Occupancy shall not be permitted until a signed CERTIFICATE OF COMPLETION is received 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:
Canadian Rockies, Llc
St Tammany Fire Protection District No 1*
City Of Slidell*
Call The New Orleans District Ofc For Inspection* 5045688506
City Of Slidell*
St Tammany Fire District #1*



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.