

**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

**BUILDING REHABILITATION**

KEVIN KINCHEN  
DAMMON ENGINEERING, INC.  
554 OLD SPANISH TRAIL  
SLIDELL, LA 70458-0000

RE: P0433047  
WOODHOUSE SPA  
HIGHGROVES APARTMENTS  
A  
BATON ROUGE, LA 70802

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

BUSINESS  
MERCANTILE CLASS C

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 review applies to NEW WORK indicated in the drawings and DOES NOT apply to existing non-conforming conditions.**
2. **101:6.1.14.3 and IBC 508.3.1 Where TWO OR MORE classes of occupancy occur in the same building or structure and are intermingled so that separate safeguards are impracticable, means of egress facilities, construction, protection, and other safeguards shall comply with the MOST RESTRICTIVE life safety requirements of the occupancies involved.**
3. **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- 2007, or the International Energy Conservation Code, 2009 edition, as applicable.**
4. **NOTE: This review applies to a "FULLY SPRINKLERED" building.**

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

5. **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. Compliance with state regulations and requirements does not guarantee compliance with federal law. 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**

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the administrator of the General Services Administration (GSA). Particular deficiencies and paragraph references are noted as follows:

a) 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. 604.8.2 Ambulatory Accessible Compartments

1) 604.8.2.1 Ambulatory compartments shall be size in accordance with Figure 604.8.2.

2) 604.8.2.2 Toilet compartment doors, including hardware, shall comply with Section 404 and located in accordance with Figure 604.8.2.

3) 604.8.2.3 Grab bars shall comply with Section 609. (Provide a 42" grab bar on both sides of the compartment.)

c. 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.

b) 404.2.4 Minimum MANEUVERING CLEARANCES at doors and gates shall comply with 404.2.4. (...SEE NOTES ON SHEET "A-1").

c) 608.1 Shower compartments shall comply with 608.

d) 608.2 Shower compartments shall have sizes and clearances complying one of the following:

- e. 608.2.1 Transfer type shower compartments shall be 36" x 36" clear and shall have a 36" minimum entry.
  - f. 608.2.2 Standard roll-in type shower compartments shall be 30" wide minimum by 60" deep minimum clear and shall have a 60" wide minimum entry.
  - g. 608.2.3 Alternate roll-in type shower compartments shall be 36" wide and 60" deep minimum clear and a 36" wide minimum entry at one end of the long side of the compartment.
- e) 904.4 SALES COUNTERS AND SERVICE COUNTERS shall comply with one of the following and the accessible portion of the counter shall extend the same depth as the sales or service counter top: (...SEE NOTES ON SHEET "A-1").
- i. 904.4.1 Provide a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor or ground with a 30" x 48" clear floor space positioned for a parallel approach.
  - j. 904.4.2 Provide a portion of the counter surface that is 30" long minimum and 36" high maximum above the finish floor or ground with a 30" x 48" clear floor space positioned for a forward approach.
6. 101:7.3.4.1(2) The MINIMUM WIDTH of any means of egress shall be not less than 36 inches. (...SEE NOTES ON SHEET "A-1").

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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.

7. 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. Compliance with state regulations and requirements does not guarantee compliance with federal law. 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). Particular deficiencies and paragraph references are noted as follows:
- a) 202.3 IF EXISTING ELEMENTS, spaces, or common areas are altered, then each such altered element, space, feature, or area shall comply with the accessibility requirements for NEW construction.
  - b) 302 Floor and ground surfaces shall be stable, firm, and slip-resistant.
  - 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) 404.2.7 Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Hardware shall not require tight grasping, tight pinching, or twisting of the wrist to operate.
8. 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.

9. 101:7.2.1.3 and IBC 1008.1.5 through 1008.1.7 Provide LEVEL LANDINGS outside exterior doors that are within 1/2" of the interior finish floor elevation.
10. 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.
11. 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.

12. 101:7.5.2.1 and IBC 1014.2 Egress shall NOT be through a room SUBJECT TO LOCKING in the direction of egress.
13. 101:7.5.2.2 and IBC 1008.1 Exit and exit access doors shall be CLEARLY recognizable. Decorative treatments, draperies or paneling which obscure doors are not permitted.
14. Modifications to the existing FIRE ALARM system shall be in accordance with NFPA 101, NFPA 72, ADA-ABA, and IBC.
15. 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 outlined in the memorandum dated June 24, 1993 which was distributed from this office to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of Signaling System" to be utilized, identify the monitoring station, describe the evacuation system ("zoned" or "general"), and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.
16. Modifications to the existing sprinkler system shall be in accordance with NFPA 13.
17. 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.

Note: See Interpretive Memorandums 2013-02 and 2013-03 for submittal requirements.

Sprinkler shop drawing submittals are required to be reviewed by the professional of record/owner before being submitted to the Office of State Fire Marshal plan review section. Shop drawings reviewed by the professional of record shall bear his/her shop drawing review stamp indicating reviewed/no exceptions taken. See Interpretive Memorandum 2013-02. In order to expedite the review process, requests by the SFM reviewer for additional information will be sent both to the professional of record/owner and the sprinkler contractor. Contractor will be permitted to respond back to the SFM reviewer and copy the professional of record/owner with their response. Additional

information will not require a shop drawing review stamp. Note: this does not include the response sent as a result of Request for Information letter.

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 classifications before start of design. Form can be found in the SFM website/Building Safety/Sprinklers (<http://sfm.dps.louisiana.gov/>).

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.

NFPA 25:4.1.2\* Accessibility. The property owner or occupant shall provide ready accessibility to components of water-based fire protection systems that require inspection, testing, or maintenance.

18. 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.
19. Compliance with the 2011 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.
20. HVAC system shall be constructed in accordance with 101:9.2.
21. RS 23:536 Boilers, Pressure Vessels, and WATER HEATERS of 50 gallon capacity or larger and/or 100,000 BTU/HR heat input shall conform with the provisions of the Louisiana Boiler Inspection Law in accordance with adopted rules and regulations. (Contact our Boiler Section at 800-256-5452 with any questions concerning this requirement).
22. 101:38.3.3 Interior walls and ceilings shall have a flame spread of 0-200 except in the "MERCATILE" areas, which shall have a flame spread of 0-75 and a smoke development rating of 0-450.
23. NFPA 10:6.1.3.3.1 Fire extinguishers shall not be obstructed or obscured from view.
24. NFPA 10:6.1.3.1 Fire extinguishers shall be conspicuously located where they will be readily accessible and immediately available in the event of fire. Preferably they shall be located along normal paths of travel, including exits from areas.
25. 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.
26. 101:4.6.11.1 Buildings or portions of buildings shall be permitted to be occupied during construction, repair, alterations, or additions only if ALL means of egress and ALL fire protection features are in place and continuously maintained for the portion(s) occupied.
27. 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 applies to work indicated in the drawings or specifications. Existing portions of the facility or building unaffected by the new work shall comply with LAC 55:103B.

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:  
JAMAR GARDNER  
PLAN REVIEW DEPUTY

NOTE: Please call the REVIEWER identified above if you have any questions regarding this review.  
Do not call the Inspection Office until you are ready for inspection.

CC:  
Woodhouse Spa  
Baton Rouge Fire Department\*  
Baton Rouge District Ofc\* 2259253650  
Baton Rouge Building Official\*  
St George Fire Dept\*