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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

RENOVATION

EDWARD GREMILLION, P E, C E
DAMMON ENGINEERING, INC
1095 FLORIDA AVE
SLIDELL, LA 70458-0000

RE: P0327029
HIRAM INVESTMENTS
1080 OLD SPANISH TRAIL
STE 10, 12, 14
SLIDELL, LA 70458

NFPA 101, 2003

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 letter voids and replaces our review of Jan 26, 2007, Project Number P0320669.**
- 2. **This work entails the interior improvements to existing suites designated 10, 11, and 12 in the existing multi-tenant building.**

The project is reviewed as Multiple- Mixed occupancy in accordance with NFAP 101:6.1.14.3. Occupancy class of adjacent tenancies are not indicated in the submittal.

- 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- 2001, and the International Energy Conservation Code, 2000 edition, as applicable.**

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

- 4. **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.**

"PARTICULAR APPARENT DEFICIENCIES" and paragraph references are noted as follows:

- a) **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.**

5. **101:8.7.1.2 Separate File Room from other parts of the building with smoke partitions in accordance with 8.4.**
6. **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.

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) **4.1.3(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.**

d) **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.**

8. **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.
9. 101:9.2.1 Install smoke detectors to automatically stop the fan in HVAC duct systems over 2000 cfm in accordance with NFPA 90A:6.4.2(1). Where fire alarm system is required, duct detectors shall be connected to building alarm system.
 10. 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).
 11. LRS 40:1653 and 40:1628 All work and inspections of fire alarm, fire suppression, automatic sprinkler and fire extinguishing systems or portable fire extinguishers shall be performed by a State of Louisiana certified agent.
 12. Shop drawings for fire protection systems, such as Fire Alarm, Sprinklers, and Suppression Systems, 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.
 13. 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.

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)

14. **Building Planning:**
 - a) **Proposed Occupancy/Use Group Classification:**
The occupancy is Business, Group B per IBC Section(s) 304.
 - b) **Special Occupancy Areas:**
There are no special detailed requirements for Chapter 4 or Section 509
 - c) **Incidental/Accessory Use Areas:**
There is no incidental use area. There is 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 does not affect the existing the allowable height and area limitations of Table 503.

e) Classification of Work:

The scope of work is classified as Alteration-Level II per IEBC Section 404.1.

15. Fire-Resistance-Rated Construction and Interior Finishes:

a) Exterior Wall Construction:

Exterior wall protection is indicated in the submittal but not site documentation was provided to substantiate the proposed protection.

b) Interior Finishes:

Interior walls and ceiling finishes shall be Class C: Flame spread 0-250; smoke-developed 0-450.

16. Fire Protection Systems:

Chapter 9 does not require a fire sprinkler or fire alarm/detection system. No systems are indicated to be provided.

17. Occupants:

1) Means of Egress:

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

18. Interior Environment:

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.

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.

19. Structural:

This work does not affect the existing structure.

20. Mechanical Systems:

Table 403.3 Provide at least 75cfm outside air per water closet or urinal at toilet rooms.

403.3.4 Ventilation systems shall be balanced by an approved method. Such balancing shall verify that the ventilation system is capable of supplying the airflow rates required by Section 403.

PROVIDE AN AIR BALANCE REPORT TO THE AUTHORITY HAVING JURISDICTION.

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.(Note: This requirement differs from the NFPA requirement noted above.)

21. Plumbing Systems:

NO PLUMBING DOCUMENTATION WAS PROVIDED WITH THIS SUBMITTAL.

409.4 Provide a floor drain in every toilet room. Drains shall be trapped, provided with an approved trap primer, and installed in accordance with this section.

407.2.2 Every building designed for public use shall be provided with facilities in accordance with this chapter, and designated by legible signs for each sex. (Unisex facilities shall not serve as substitute, unless specifically allowed by Note 6 of Table 407). Provide a minimum 1 Men's toilets, with 1 Men's lavatories, and a minimum 2 Women's toilets with 2 Women's lavatories; and 1 drinking fountain.

- 22. Fuel Gas:
No fuel gas use is indicated in the submittal.**
- 23. Electrical Systems:
No deficiencies noted.**
- 24. 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 of building unaffected by the new work shall comply with LAC 55:103B thru 55:103F.

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:
JAMES WAITE
ARCHITECT

CC:
Kostmayer Construction
St Tammany Fire Protection District No 1*
City Of Slidell*
New Orleans District* 5042194600