



John Bel Edwards  
GOVERNOR

# Office of State Fire Marshal

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Daniel H. Wallis  
FIRE MARSHAL

## PLAN REVIEW APPLICATION

**JAMES R. AULTMAN** JAMES R. AULTMAN, AN  
ARCHITECTURAL CORPORATION  
728 W. 25TH AVE.  
COVINGTON LA 70433

Project Number: **AR-23-005505**  
Review Type: **Architectural Review**  
Status: **ADDITIONAL INFORMATION REQUESTED**  
Date Completed:  
Code Edition: **2021**

### DEFICIENCIES CITED ON THE PROJECT

#### RECORD NOT OFFICIAL UNTIL RELEASED/PROJECT NOT ACCEPTABLE FOR PERMITTING

In accordance with L.R.S. 40:1574 et seq., satisfactory compliance with the requirements of the laws, rules, regulations and codes of the state that are entrusted to the State Fire Marshal to uphold must be achieved before any work is performed. As such, a permit shall not be issued or construction or installation of the scope of work identified herein shall not commence until the Status of this review is "Released" and the requirements of other state and local entities have been satisfied.

Project Description: <b>PARTIAL BUILDOUT FOR OFFICE SPACE.</b>			
Project Name: <b>TRUWEALTH OFFICE</b>		Address: <b>187 DALWILL DRIVE, MANDEVILLE, LA 70471</b>	
Funding Type: <b>Private Project</b>	Within City Limits? <b>YES</b>	Number of Stories:	High Rise Building:
Occupancy Separation Type:	Total Occupancy Square Feet: <b>7887</b>	Project on which Floor(s): <b>1</b>	Construction Type: <b>V-B / V(000)</b>
Additional Features (if applicable):			

Occupancy Type(s) and Square Feet		
Occupancy Type: <b>Business</b>	Square Feet: <b>7887</b>	Details:

Architectural Review Type: <b>New Construction</b>	New Construction Type: <b>Partial Build-out</b>
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Facility Licensed By DHH Health Standards Section: <b>No</b>
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Louisiana State Uniform Construction Code Review	
Review for the LSUCCC performed by: <b>Office of the State Fire Marshal</b>	3rd Party Provider's Registration Number:

Design Loads:			
First Floor Live Loads:	<b>100</b>	Floor Live Loads above the 1st floor:	<b>N/A</b>
Corridor Live Loads:	<b>50</b>		
Roof Live Loads:	<b>20</b>	Roof (Ground) Snow Loads:	<b>5</b>
Wind Design Data:			
Ultimate Design Wind Speed:	<b>130</b>	Nominal Design Wind Speed:	<b>100.7</b>
Risk Category:	<b>II</b>	Wind Exposure Category:	<b>C</b>
Applicable Internal Pressure Coefficient:	<b>-0.18</b>	Comp. & Cladding Wind Pressure:	<b>21.2</b>
Flood Design Data			
Finish Floor Elevation:	<b>20.2</b>	Elevation of Lowest Member:	<b>20.2</b>
Flood Zone:	<b>X</b>	Base Flood Elevation:	<b>18</b>
Design Flood Elevation:	<b>18</b>	Adjusted Base Flood Elevation:	<b>18</b>

Individuals Involved in this Project		
Name:	Role:	Address:
JAMES R. AULTMAN	Professional of Record (A-4408)	728 W. 25TH AVE., COVINGTON, LA 70433
JIM ZIPP	Owner	1327 W CAUSEWAY APPROACH, MANDEVILLE, LA 70471
DON MCMATH	Contractor	1125 N. CAUSEWAY BLVD., MANDEVILLE, LA 70471

Deficiencies	
1	<p>RS 40:1574 and/or RS 40:1730.39.A Additional drawings and/or specifications are required:</p> <p>SITE PLAN INFORMATION</p> <p>Plan should indicate as a minimum:</p> <p>A. Distances of the proposed building from the property lines (when the building stands alone on the property);</p> <p>B. Location of utilities, (water, gas sewer, electrical, sprinkler water, etc.);</p>

Additional information is required to perform a proper review. The review will continue upon receipt of the information requested herein. If this requested information is not received by this office within 21 days of the date of this notice, the status will be identified as "Resubmittal Required" whereby a resubmittal of this project along with the applicable review fee will be required. In accordance with L.R.S. 40:1574 et seq., CONSTRUCTION IS NOT AUTHORIZED until a satisfactory review has been performed by this office. As such, permits shall not be issued until the Status of this review is identified as "Released".

Review Completed By	
Signature:	
Name: David Jones	Badge No.: 459

Distribution List		
Name	Firm Name	Role
DIVISION OF PERMITS & INSPECTIONS (STAM)*		

## Cautionary Codes

The items listed below are comments for informational purposes or identified requirements that will be verified upon final inspection by this office. These requirements need not be addressed back to the reviewer, however should be addressed prior to construction and inspection scheduling. Failure to comply with or otherwise address these items may affect final occupancy and use of the structure.

- 1 Scope of work: This review is for A NEW 7,887 sf office building. This review applies to a 5,887 sf build-out with the remainder as future.  
  
Classification of Work: New Construction  
Sprinkler System: No  
Fire Alarm System: Yes  
  
LSC:  
Business  
  
IBC:  
  
Business Group B
- 2 FIRE PROTECTION SYSTEMS:
  - 2.1 LAC 55:V:303.D Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)  
Classification:
    - Class A fires: fires in ordinary combustible materials, such as wood, cloth, paper, rubber and many plastics. Travel distance to a fire extinguisher shall not exceed 75 feet.
    - Class B fires: fires in flammable liquids, combustible liquids, petroleum greases, tars, oils, oil-based paints, solvents, lacquers, alcohols and flammable gases. Travel distance to a fire extinguisher shall not exceed 30 feet for Class B fires (liquids). (May be increased to 50 feet for Light (low) Hazard fires with 10-B extinguisher, for Ordinary (moderate) Hazard fires with 20-B extinguisher, and for Extra (high) Hazard fires with 80-B extinguisher). See Table 10:6.3.1.1.
    - Class C fires: fires that involve energized electrical equipment. Travel distance to a fire extinguisher shall not exceed 75 feet.
  - 2.2 NFPA 10:6.1.3 Fire extinguishers shall be conspicuously located where they will be readily accessible and immediately available in the event of fire. Locate portable fire extinguishers along normal paths of travel, including exits from areas.
    - NFPA 10:6.1.3.3.1 Fire extinguishers shall not be obstructed or obscured from view.
    - 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. The bottom of a hand portable fire extinguisher shall not be less than 4" above the floor.
- 3 BUILDING CONSTRUCTION and COMPARTMENTATION:
  - 3.1 IBC 504: The proposed construction IS WITHIN the allowable height and area limitations of Tables 504.3, 504.4, and 506.2.
  - 3.2 The construction type is indicated to be Type V-B per IBC Section 602.
  - 3.3 101:8.6.11 Draftstop unoccupied combustible attic spaces into areas not to exceed 3,000 sq. ft. each.
- 4 MEANS OF EGRESS:
  - 4.1 101:7.5.2.1 and IBC 1016.2 Egress shall not be through a room subject to locking in the direction of egress.
- 5 EGRESS DOORS:
  - 5.1 101:7.2.1.3 and IBC 1010.1.4 through 1010.1.6 Provide level landings outside exterior doors that are within 1/2" of the interior finish floor elevation.
  - 5.2 101:7.2.1.5 and IBC 1010.2 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.
  - 5.3 101:7.2.1.5.10 and IBC 1010.2.1 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, except under special conditions.

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INTERIOR INSULATION and FINISHES:

- a. IBC Table 803.13: Interior walls and ceiling finishes at interior exit stairways and ramps and exit passageways shall be Class A: Flame spread 0-25 smoke-developed 0-450.
- b. IBC Table 803.13: Interior walls and ceiling finishes at corridors and enclosure for exit access stairways and ramps shall be Class B: Flame spread 0-75; smoke-developed 0-450.
- c. IBC Table 803.13: Interior walls and ceiling finishes at rooms and enclosed spaces shall be Class C: Flame spread 0-200; smoke-developed 0-450.

6.1 LAC 55:305 Insulation and insulation assemblies shall meet the requirements of Section 720, International Building Code, 2021 Edition.

- Concealed and exposed insulation shall have a flame spread of 0-25 and a smoke developed of 0-450 in accordance with IBC 720.
- Cellulose fiber thermal insulation shall meet the requirements of paragraph IBC 720.
- Foam plastic insulation shall meet the requirements of IBC 720 and 2603.
- Thermal barriers shall protect foam plastic insulation in accordance with IBC 2603.4.
- Thermal barriers are not required if ignition barriers complying with IBC 2603.4.1.6 protect foam plastic insulation used in attics or crawl spaces, where entry is made only for service of utilities.

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MEP:

7.1 101:9.2.1 and IMC 606.2.1 Install smoke detectors to automatically stop the fan in supply and return HVAC duct systems over 2000 cfm in accordance with NFPA 90A:6.4.2(1) and IMC 606.2.1.

- Where fire alarm system is required, duct detectors shall be connected to building alarm system.
  - NFPA 90A:6.4.4.3 Where smoke detectors required by Section 6.4 are installed in a building NOT equipped with an approved protective signaling system, provide the following:
    - The smoke detector activation required by Section 6.4 shall cause a visual AND an audible signal in a normally occupied area, and;
    - Smoke detector trouble conditions shall be indicated visually OR audibly in a normally occupied area and shall be identified as air duct detector trouble.
- Provide a remote alarm indicator/annunciator in accordance with NFPA 72:17.4.8 for these conditions.

7.2 NEC:334.12 Types NM and NMC cables shall not be permitted to be exposed in dropped or suspended ceilings.

7.3 NEC 210.8(B) Other Than Dwelling Units. Provide GFCI protection for personnel at ALL 125-volt through 250-volt receptacles supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes or less, and ALL receptacles supplied by three-phase branch circuits rated 150 volts or less to ground, 100 amperes or less, installed in the following locations specified in 210.8(B)(1) through 210.8(B)(12):

- Bathrooms
- Kitchens or areas with a sink and permanent provisions for either food preparation or cooking
- Outdoors
- Sinks where receptacles are installed within 6 ft of the top inside edge of the bowl of the sink
- Indoor damp and wet locations
- Bathtubs and shower stalls – where receptacles are installed within 6 ft of the outside edge of the bathtub or shower stall

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GENERAL COMMENTS:

- 8.1 LRS 40:1574 Submit fire alarm system shop drawings ON-LINE at <https://lasfm.louisiana.gov/>. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. LINK the associated "AR" (architectural project) submittal, or reference it in the PROJECT NAME.
- 8.2 LRS 40:1664.4 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.
- 8.3 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. Portable fire extinguishers shall be certified annually.

- For Inspection, see NFPA 10:7.2
- For Maintenance, see NFPA 10:7.3
- For Recharging, see NFPA 10:7.8

## ACCESSIBILITY FEATURES:

- a. ADA-ABA: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.
  2. 604.2 The centerline of the water closet shall be 17 inches (405 mm) minimum to 19 inches (455 mm) maximum from the nearest adjacent wall in an ambulatory accessible toilet compartment specified in 604.8.2.
  3. 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.)
  4. 604.4 The seat height above the finish floor shall be 17" minimum to 19" maximum to the top of the seat.
  5. 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.)
  6. 604.6 Flush controls shall be located on the open side of the water closet.
  7. 604.7 Toilet paper dispensers shall comply with Figure 604.7.
  8. 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. ADA-ABA: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.
- c. ADA-ABA:216.2 Where signage identifies permanent rooms or spaces OR EXITS, the signage shall comply with Sections 703.1 – 703.5 (raised characters, Braille, visual characteristics, height).
- d. ADA-ABA:302 Floor and ground surfaces shall be stable, firm, and slip-resistant.
- e. ADA-ABA: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")
- f. ADA-ABA: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.
- g. ADA-ABA: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.

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NOTE: THE FOLLOWING IS A REVIEW FOR COMPLIANCE WITH THE REQUIREMENTS OF THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE (LSUCC). THIS PORTION OF THE 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:

2021 International Building Code (IBC) not including Chapters 1, 11, 27, and 29 with Louisiana Amendments;  
 2021 International Existing Building Code (IEBC) not including Chapter 1;  
 2021 International Mechanical Code (IMC);  
 2021 International Plumbing Code (IPC) with Louisiana Amendments;  
 2021 International Fuel Gas Code (IFGC);  
 2020 National Electric Code (NEC)

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## BUILDING PLANNING:

- a. Special Occupancy Areas:  
 There are NO special detailed requirements.
- b. Accessory Use Areas:  
 There is NO accessory occupancy per IBC Section 508.2.

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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 7-10 Table 4-1

Minimum Snow loads shall be in accordance with IBC Fig. 1608.2 or ASCE 7-10 Fig. 7.1.

- First Floor live loads are indicated as 100 psf.
- Corridor 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 26 through 30 of ASCE 7-10, per IBC 1609.1.1.

- Basic design wind speed, V is indicated as 130 MPH; [IBC 1609.3 and/or ASCE 7-10 Figures 26.5-1a, 26.5-1b, and 28.5.1c]
  - Allowable Stress Design Wind Speed,  $V_{asd}$  is indicated as 100.7 MPH; [IBC 1609.3.1 and/or ASCE 7-10 Figures 26.5-1a, 26.5-1b, and 26.5.1c. Conversion is required per IBC 1609.3.1]
  - Risk category is indicated as II; [IBC Table 1604.5 and/or ASCE 7-10 Table 1.5-1]
  - Wind exposure category is indicated as C; [IBC Section 1609.4.3]
  - The internal pressure coefficient is indicated as 0.18; [ASCE 7-10 Table 26.9-1] [IBC Table 1609.6.2];
  - Design wind pressures used for the design of exterior components and cladding are 21.2 psf.
- Protection of openings for wind-borne debris is NOT required.

c. Flood Design Data:

The flood hazard area established for the site is identified as Zone X; [IBC 1603.1.7]

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, including basement, (not subject to high-velocity wave action) is indicated as 20.2 ft.

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MECHANICAL SYSTEMS:

- 13.1 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 wide by 30 inches high and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the appliance, where such dimensions are large enough to allow removal of the largest appliance, per IMC Section 306.3.
- 13.2 The minimum ventilation rate of outdoor air shall be determined in accordance with IMC Section 403.3.
- 13.3 Air distribution, ventilation and exhaust systems shall be provided with means to adjust the system to achieve the design airflow rates and shall be balanced by an approved method. Ventilation air distribution shall be balanced by an approved method and such balancing shall verify that the air distribution system is capable of supplying and exhausting the airflow rates required by Chapter 4.
- 13.4 Local exhaust systems shall be provided in kitchens, bathrooms and toilet rooms and shall have the capacity to exhaust the minimum airflow rate determined in accordance with Table 403.3.2.3.
- 13.5 Provide at least 50 cfm continuous exhaust airflow, or 70 cfm intermittent exhaust airflow, per water closet or urinal at toilet rooms per IMC Table 403.3.1.1.

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PLUMBING SYSTEMS: Review for compliance with the requirements of the International Plumbing Code, 2021 edition, with Louisiana Amendments is performed at the request of the jurisdiction in which this proposed project is located as follows:

- 14.1 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.
- 14.2 Plumbing shall comply with the requirements of R.S. 40:1730.26 and R.S. 40:1730.28 in accordance with the 2021 International Plumbing Code with Louisiana Amendments.
- 14.3 Required testing shall be in accordance with IPC Sections 312.2 through 312.10 with Louisiana amendments.
- 14.4 IPC 413.2 Provide removable strainers at ALL floor drains. Construction of drain shall be such that they are capable of being cleaned. Access shall be provided to drain inlets and floor drains.
- 14.5 IPC 413.3 Floor drains shall have a drain outlet not less than 2 inches in diameter.
- 14.6 Floor drains and traps shall be equipped with an approved trap primer to maintain the water seal in accordance with RS 40:1730.28.2.A(3).
- 14.7 IPC 425.2 Water closet bowls for public or employee toilet facilities shall be of the elongated type.
- 14.8 IPC 425.3 Water closets shall be equipped with seats of smooth, nonabsorbent material. All seats of water closets provided for public or employee toilet facilities shall be of the hinged open-front type. Integral water closet seats shall be of the same material as the fixture. Water closet seats shall be sized for the water closet bowl type.

	<p>14.9 IPC 605.2.1 All potable water pipes, fittings, valves, and fixtures used to provide water for human consumption shall be lead free and shall be evaluated and listed as conforming with NSF/ANSI 372. Any solder or flux which is used in the installation or repair of any public water system or any plumbing in a residential or nonresidential facility providing water for human consumption shall be lead free. The lead-free requirement above shall not apply to: - leaded joints necessary for the repair of existing cast iron pipes; - fire hydrants, pipes, pipe fittings, plumbing fittings, or fixtures, including backflow preventers, that are used exclusively for nonpotable services such as manufacturing, industrial processing, irrigation, outdoor watering, or any other uses where the water is not anticipated to be used for human consumption; or - toilets, bidets, urinals, fill valves, flushometer valves, tub fillers, shower valves, service saddles, or water distribution main gate valves that are 2 inches in diameter or larger.</p> <p>14.10 IPC 703.6 No building sewer shall be less than 4 inches in size with the exception of force lines.</p> <p>14.11 IPC 906 Vent pipes shall be sized in accordance with Chapter 9, Table 906.1, coordinate with the local building official.</p>
15	FUEL GAS: NO NEW WORK INDICATED, NOT REVIEWED
16	ELECTRICAL SYSTEMS: NO APPARENT DEFICIENCIES DETECTED