

DEPARTMENT OF SAFETY AND PERMITS
CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU
MAYOR

JARLEF. MUNSTER
INTERIM DIRECTOR

Wednesday, June 19, 2013

Kevin J. Kinchen
Architect
726 Evergreen Drive
Gretna, LA 70053

PERMIT NO: 13-18181-RNVN
ADDRESS: 8338 Oak St
NATURE OF WORK: Renovation (Non-Structural)

Dear Mr. Kinchen:

Investigation of the above referenced plans and specifications indicate the following:

Division	Category	Comment
	ARCHITECTURAL:	<ol style="list-style-type: none">1. This project has been reviewed by Zachary Smith. Please reach him at 658-7114 if you have any questions. For email correspondence, please send to zsmith@nola.gov.2. Please be aware that future submissions of Construction Documents may be made digitally with our online system or in person. You can access this website at www.nola.gov/onestop. Please combine all drawings into a single PDF file.3. Approval from the State Fire Marshal is required. Please contact the State Fire Marshal's office at 8181 Independence Blvd., Baton Rouge, LA 70806, (225) 925-4920 / 800-256-5452 or 1450 Poydras St Suite 1500, New Orleans, LA 70112, (504) 568-85064. Plans shall be approved by Orleans Parish Sanitary Services, Dept. of Health and Hospitals at 1450 Poydras St., Suite 1204, New Orleans, LA 70112. Please contact Sheryl Bradstreet at (504) 568-7970. (public showers)5. Projections on public property require approval from the Department of Property Management. Please contact Ms. Griset at (504) 658-3621. (5th Floor, City Hall). (outward door swings and new ramp)



6. New ramps on sidewalk require approval from the Department of Public Works; contact Mr. Allen Yrle at (504) 658-8040. (6th Floor, City Hall).

7. As per Section 1014.3, it appears your common path of travel exceeds that allowed. Please verify the 87' distance from the shower area.

8. Please provide a Site Plan showing all setbacks with dimensions to property lines and buildings on adjacent properties to comply with Sec. 106.2 of the Amendments by The City of New Orleans to the IBC 2006.

9. Please clarify the intended use of the storage area on the 2nd floor. What types of materials will be stored in this area? Will there be any planned occupancy, etc.?

10. Openings in fire-rated walls, barriers, and partitions shall be in accordance with Section 715 of the IBC 2009 ed. Please note that opening protection in 2-hour fire-rated walls require a 90-minute protection. It appears some doors (208A) have only a 45-minute rating.

11. What is the fire-resistance-rating between the storage upstairs and the business below?

12. Egress doors shall be readily operable from the egress side without the use of a key or special knowledge, Sec 1008.1.9 IBC 2009ed.

13. Individual glazed areas in hazardous locations, if any, shall meet the requirement of Section 2406.4 for Safety Glazing. IBC 2009.ed. (glazing in glass doors and storefront windows, etc.)

14. As per Section 1210 of the IBC 2009 ed., please verify that all areas prone to water (toilet, bathing, etc.) are of the proper materials as specified in that Section.

MECHANICAL:

1. Your mechanical (hvac) plans as submitted do not indicate installation details for AHUs complete with condensate disposal system and duct system. These shall be per all applicable sections chapters 3 and 6. Please submit required drawings for our review.

2. Your mechanical (hvac) lacks clarity with respect to hvac for the second floor. Please submit documentation for clarity.

A re-review fee will be assessed for any revised drawings submitted to this office as per the International Code adopted and amended by the City of New Orleans. All revised drawings submitted shall properly reflect the changes from the original drawings.

Please be advised that this review does not include signs and/or plumbing work shown on the drawings. Any questions about plumbing shall be directed to Sewerage and Water Board, 625 St. Joseph Street, New Orleans, La. 70165, (504) 585-2160.

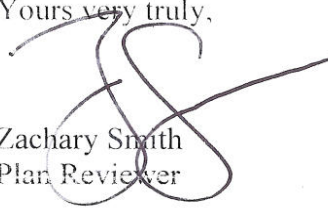
Be advised also, that all alternative building products, components, methods and materials require current Evaluation report from ICC Evaluation Services, Inc., (ICC-ES) as evidence that such products and systems meet code requirements.

The ICC-ES Evaluation report shall be submitted for review if you plan to use such alternative products or methods.

A response to the code requirements indicated above must be submitted **by the architect or engineer** to the Plan Processing Division to facilitate completion of the review process, approval of the plans and issuance of the building permit. No improvements or construction is authorized until the building permit is issued.

If you have any questions regarding this Building Permit, Please feel free to contact this office at (504) 658-7115 [FAX 504-658-7212]. Your cooperation will be greatly appreciated.

Yours very truly,



Zachary Smith
Plan Reviewer

ZS/jc

cc: Building, Fire Prevention