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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: P0326911
KAUFMANN OFFICE/WAREHOUSE
1040 OLD SPANISH TRAIL
SLIDELL, LA 70458

NFPA 101, 2003

STORAGE
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. **Scope of Work: This review is for a tenant buildout in an existing building.**

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

2. **101:36.3.3 Interior walls and ceilings shall have a flame spread of 0-75 and a smoke development rating of 0-450. This item is deficient in that the submittal indicated that the interior finishes flamespread would be 76-200.**

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

3. **Act No. 91 was signed by the Governor and became effective on June 21, 2005. As such, the plans and specifications for every commercial building built or remodeled in the state must be drawn in accordance with the requirements of the revised Commercial Building Energy Conservation Code. The applicable standard for commercial buildings, except low-rise residential buildings, is the American Society of Heating, Refrigerating and Air Conditioning Engineers and Illuminating Engineering Society of North America Standard 90.1-2001 Edition (ANSI/ASHRAE/IESNA 90.1-2001), with State amendments. The applicable standard for all other buildings, except one and two family dwellings, is the International Energy Conservation Code, 2000 edition. 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).**

4. **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.
5. **101:6.1.14.3** 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.
6. **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.
7. **LRS 40:1731-(Effective 8/15/95)** Provide access to persons with disabilities 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 deficiencies and paragraph references are noted as follows:
 - a) **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.
 - b) **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.
 - 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) **4.5.2** Thresholds shall comply with requirements of this section regarding changes in level. (Not more than 1/2" height and beveled if over 1/4").
 - e) **4.19** Lavatories shall comply with the following:
 1. **4.19.2** Lavatories shall be mounted with a clearance of at least 29" from the floor to the bottom of the apron. Knee and toe clearances shall comply with Fig. 31.
 2. **4.19.4** Hot water and drain pipes shall be insulated or covered.
 3. **4.19.5 and 4.27.4** Faucets shall not require tight grasping, pinching, or twisting of the wrist to operate.
 4. **4.19.6** Mirrors shall be mounted with the bottom edge not more than 40" from the floor.
 - f) **4.16.2 and 4.17.3** The centerline of accessible toilets shall be 18" from the nearest adjacent wall as shown in Figures 28, 29, and 30.
 - g) **4.16.4** Toilet room grab bars shall comply with 4.26 and Fig. 29. (Provide a 42" long grab bar adjacent to toilet and a 36" long grab bar behind toilet).
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.

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)

9. **Building Planning:**

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

The occupancy is a mixed, nonseparated Group S-2 and Group M per IBC Section(s) 311.3 and 309.

b) **Special Occupancy Areas:**

There are no special occupancy areas in this project.

c) **Incidental/Accessory Use Areas:**

There are no incidental use areas or accessory occupancies per IBC Section 508.

d) **Construction Type/Building Limitations:**

The building is existing.

10. **Fire-Resistance-Rated Construction and Interior Finishes:**

Appears to comply.

a) **Fire-Resistance Rating Requirements for Exterior Walls:** The exterior walls are existing.

11. **Fire Protection Systems:**

a) The building is not provided with an automatic sprinkler system. The system is not required.

b) The building is not provided with a fire alarm system. The system is not required.

12. **Occupants:**

1) **Means of Egress:**

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

13. **Interior Environment:**
 - a) 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.
 - b) 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.
14. **Mechanical Systems:**
No apparent deficiencies were detected.
15. **Plumbing Systems:**
Provide minimum Plumbing Fixture calculations in accordance with Table 407 of the Louisiana State Plumbing Code.
 - a) Provide one drinking fountain in the Showroom and Warehouse.
 - b) Provide a minimum of one water closet each for male and female.
 - c) Provide a minimum of one lavatory each for male and female.
16. **Electrical Systems:**
No apparent deficiencies were detected.

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:
MICHAEL MCLEAN
PLAN REVIEW DEPUTY

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