

**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**

ERIC RILEY  
EMR CONSULTING LLC  
554 OLD SPANISH TRAIL  
SLIDELL, LA 70458-0000

RE: P0478654  
BLUELINE RENTALS  
2450 DESTREHAN AVE  
HARVEY, LA 70058

NFPA 101, 2012  
IBC, 2012 (CHAPTERS 9 & 10)

INDUSTRIAL  
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. **Scope of Work:** This review is for 10,606 s.f. of rehabilitation at an existing 16,800 s.f. split level building on slab. NO automatic fire suppression system or automatic fire alarm system exists, nor is either proposed.
  - a) **101:4.6.11** This review applies to a "CHANGE OF OCCUPANCY" from a prior STORAGE/BUSINESS occupancy to a new INDUSTRIAL/BUSINESS occupancy. As a 2-hr fire barrier is proposed between occupancies, only the change from STORAGE to industrial shall be considered the change of occupancy type.
    01. **101:6.1.14 and IBC 508** This design concept is apparently a multiple occupancy evaluated as a SEPARATED occupancy.
      - aa. **101:40.1.2 and IBC 302** relative to SHOPS (6,698 s.f.): This review includes an occupancy classification of SPECIAL PURPOSE INDUSTRIAL in accordance with 101:6.1.1 and these sections, GROUP F-1 per IBC 306.
      - bb. **101:38.1.2 and IBC 302** relative to FIRST & SECOND LEVEL OFFICES (3,331 s.f.): This review includes an occupancy classification of BUSINESS in accordance with 101:6.1.1 and these sections, GROUP B per IBC 304.
    02. **101:6.1.14.1.3** relative to SHOWROOM (577 s.f. incidental to SHOPS, <10% of building s.f.): Where incidental to another occupancy, areas used as follows shall be permitted to be considered part of the predominant occupancy and shall be subject to the provisions of the Code (NFPA 101) that apply to the predominant occupancy: MERCANTILE, business, industrial, or storage use.

2. **NOTE: Documentation has been received indicating that the LOCAL BUILDING CODE OFFICIAL will review for compliance with the Louisiana State Construction Code.**

**REVIEW FOR COMPLIANCE WITH THE REQUIREMENTS OF THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE HAS NOT BEEN PERFORMED FOR THIS PROJECT BY THIS OFFICE.**

**PROVIDE A DUPLICATE SET OF PLANS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AND/OR PERMITTING, THE STATE FIRE MARSHAL REVIEWED AND STAMPED DOCUMENTS SHALL NOT BE USED FOR THIS PURPOSE. ADDITIONAL MARKING OR ALTERATIONS MADE TO THE APPROVED STAMPED PLANS MAY CAUSE DELAYS IN FINAL ACCEPTANCE FOR OCCUPANCY.**

3. **Relative to the fully separated Business occupancy: This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions (IF ANY).**
4. **101:4.6.10.1 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.**
5. **LRS 40:1730.45.A 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.**

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

6. **101:6.1.14.4.4: Occupancy separations shall be vertical, horizontal, or both or, when necessary of such other form AS REQUIRED (by the authority having jurisdiction, Office of State Fire Marshal) to provide COMPLETE separation between occupancy divisions in the building. (Part of the fire barrier at the enclosed stair for the Second Level is required to be 2-hr fire rated, not 1-hr. as depicted, since 2-hr is required for the separation of occupancies applied for, and the separation must continue through the building offset).**
  - a) **Relative to Interpretive Memorandum 2002-8 (copy enclosed): This office typically takes guidance from horizontal exit and stair separation requirements. Therefore, where exposure to the remainder of the overall structure is an angle of less than 180 degrees (such as a smaller wing of a building next to a larger one) extend the occupancy separation (fire barrier) for a distance of 10 ft. horizontally and 10 ft. vertically, or to the roofline of the larger structure, whichever is lower.**
7. **101:38.2.9/42.2.9 and IBC 1006 Provide emergency lighting according to 101:7.9 and IBC 1006.3. (Emergency lighting, as proposed, appears to imply insufficient illumination at the floor level of the means of egress).**
8. **LRS 40:1731 Provide access for persons with disabilities in accordance with ADA-ABA. This does not include a review for compliance with the Federal Americans with Disabilities (Civil Rights) Act of 1990. 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). Compliance with state regulations and requirements does not guarantee compliance with federal law.**

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

- a) 211.2 Provide a drinking fountain spout height of 36" above the finish floor AND provide a drinking fountain spout height of 38"-43" above the finish floor. Drinking fountains shall comply with Sections 602 and 307. (A single height drinking fountain is depicted. 50% of the total number provided shall be at 36" and 50% shall be at 38"-43").

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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.

9. 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. 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). Compliance with state regulations and requirements does not guarantee compliance with federal law.

"CAUTIONARY/INFORMATIONAL" items 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) 202.3 A change of occupancy type or use of a building or space is considered an alteration. Therefore the area subject to change of occupancy or use shall comply with the accessibility requirements for NEW construction.
- c) 502.4 Access aisles shall have a maximum slope of 1:48.
- d) 302 Floor and ground surfaces shall be stable, firm, and slip-resistant.
- e) 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) 404.1 Doors, doorways, and gates that are part of an accessible route shall comply with 404.  
01. 404.2.4 Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. (Particular attention is directed to doors and gates having both automatic closing and positive latching features).  
02. 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.
- g) 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).
- h) After consultation with the Louisiana Rehabilitation Services, it has been determined that this office will not require the storage/industrial areas to comply with any of the ADA-ABA Accessibility Guidelines or NFPA 101 Life Safety Code requirements for individuals with disabilities, with the following stipulations:  
01. No floor plan modifications are permitted. Office additions, and spaces created which constitute a change in use, shall provide access to persons with disabilities and shall conform to the provisions for new construction.  
02. Provide features of accessibility for the public and administrative areas.  
03. Visual alarm notification shall be provided if a fire alarm system is required by Code.  
04. If a complaint is received about discrimination in hiring of individuals with disabilities or concerning access to any part of the facility, this office reserves the right to investigate the complaint and reserves the right to require the facility or a portion thereof to be upgraded to comply with the accessibility requirements enforced by this office.  
05. Please note that this document references specific compliance with state regulations and does not guarantee, or attempt to circumvent, compliance with federal law.

10. 101:7.2.1.3.1, 101:7.1.6.3, and IBC 1008.1.5 through 1008.1.7 The floor elevation shall not change by more than 1/2" from one side of a door to the other.
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.
  - a) 101:7.2.1.5.10.2 and IBC 1008.1.9.4 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, except under special conditions (that do not appear to apply).
12. LAC 55:305 Insulation and insulation assemblies shall meet the requirements of Section 720, International Building Code, 2012 Edition.
  - a) Concealed and exposed insulation shall have a flame spread of 0-25 and a smoke developed of 0-450 (CLASS A).
  - b) Foam plastic insulation (IF ANY) shall meet the applicable requirements of IBC 720 and 2603.
13. 101:38.3.3 for BUSINESS occupancy: Interior walls and ceilings shall have a flame spread of 0-200 (CLASS C) except in stair enclosures which shall have a flame spread of 0-75 (CLASS B). In both cases, smoke development rating shall be 0-450.
14. 101:42.3.3 for INDUSTRIAL occupancy: Interior walls and ceilings shall have a flame spread of 0-200 and a smoke development rating of 0-450. (CLASS C or better)
15. Penetrations into, and openings through, an exit enclosure assembly shall be limited to the items permitted by 101:7.1.3.2.1(10) and IBC 1022.5.
  - a) 101:7.1.3.2.1(12) & IBC 714.3.2 Membrane penetrations shall be permitted on the EXIT ACCESS SIDE of the exit enclosure and shall be protected in accordance with 101:8.3.5.6.
16. 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. (See PRECEDING item relative to stair enclosures).
  - 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.
  - c) 101:8.3.5.6.3 Electrical outlet boxes on opposite sides of a fire-rated wall shall be separated by not less than 24" horizontally and shall not exceed a total of 100 sq. in. per 100 sq. ft. of wall area.
17. Heating-Ventilation-Air Conditioning (HVAC) system shall be constructed in accordance with 101:9.2.
  - a) 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).

01. 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, as specified by 6.4.4.2:

- aa. The smoke detector activation required by Section 6.4 shall cause a visual AND an audible signal in a normally occupied area, and
- bb. 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 72:6.10.2 for these conditions.

- 18. 101:38.5.1/40.5.1 Utilities shall comply with the provisions of Section 9.1.
  - a) 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.
- 19. NFPA 10:6.2.1.2 Provide portable fire extinguishers within the following travel distances; rectilinear route measure: Travel distance to a fire extinguisher shall not exceed 75 feet for Class A, C and D fires. See Table 10:6.2.1.1 and NFPA 10:6.4 and 10:6.5. Travel distance to a fire extinguisher shall not exceed 30 feet for Class B fires (liquids). (May be increased to 50 feet for Ordinary (moderate) Hazard fires with 20-B extinguisher. See Table 10:6.3.1.1).
  - a) NFPA 10:6.1.3.3.1 Fire extinguishers shall not be obstructed or obscured from view.
  - b) 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.
    - 01. For Inspection, see NFPA 10:7.2
    - 02. For Maintenance, see NFPA 10:7.3
    - 03. For Recharging, see NFPA 10:7.4
- 20. 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.

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For subsequent submittal documents and test listings, please highlight specifics to direct our attention. Please include your PROJECT NUMBER with any correspondence for this review, and address to:

Office of State Fire Marshal  
New Iberia Satellite Office  
457 E. Main Street, Suite 104  
New Iberia, LA 70560-3700

Facsimile 337-373-9374  
E-mail [mike.babineaux@la.gov](mailto:mike.babineaux@la.gov)

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:  
MICHAEL BABINEAUX  
ARCHITECT

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:  
Harvey Canal Limited Partnership  
Blueline Rental  
Division Of Regulatory Inspection W B\*  
New Orleans District Ofc\* 5045688506  
Harvey Volunteer Fire Co No 2\*  
Division Of Regulatory Inspection W B\*



**STATE OF LOUISIANA**  
 DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONS  
 OFFICE OF STATE FIRE MARSHAL



# CERTIFICATE OF COMPLETION

DATE: \_\_\_\_\_

SFM PROJECT PO \_\_\_\_\_ SYSTEM TYPE \_\_\_\_\_ CONTRACTOR SIGNATURE \_\_\_\_\_

SFM PROJECT PO \_\_\_\_\_ SYSTEM TYPE \_\_\_\_\_ CONTRACTOR SIGNATURE \_\_\_\_\_

SFM PROJECT PO \_\_\_\_\_ SYSTEM TYPE \_\_\_\_\_ CONTRACTOR SIGNATURE \_\_\_\_\_

SFM PROJECT PO \_\_\_\_\_ SYSTEM TYPE \_\_\_\_\_ CONTRACTOR SIGNATURE \_\_\_\_\_

Please list all projects pertaining to the currently scheduled reviews of the building. System type refers to Architectural, Fire Alarm, Kitchen Hood/Wet Chemical Suppression, Fire Suppression, or Storage Tank.

To arrange for inspection of the project, please contact the district office two (2) to three (3) weeks in advance. To verify inspection district and phone number please refer to the "cc" list on the last page of the State Fire Marshal review letter. The plans stamped reviewed by this office must be available on job site at time of inspection. This Certificate Of Completion must be provided to the inspecting deputy at final inspection.

This is to certify the below project

PROJECT TITLE FROM APPLICATION		
PROJECT ADDRESS		
CITY	STATE	ZIP CODE

was periodically observed by me, by my consultants, and/or by others in my employ during construction and, to the best of my knowledge, information and belief, has been completed in accordance with the safety provisions which were shown in the plans and specifications previously reviewed by the Fire Marshal.

UNDER PENALTY OF LAW FOR FALSE STATEMENTS, I (NAME OF ARCHITECT/ENGINEER IF REQUIRED, OTHERWISE OWNER)

PRINT NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_

ARCHITECT/ CIVIL ENGINEER LICENSE NUMBER \_\_\_\_\_

CERTIFY ALL STATEMENTS CONTAINED HEREIN ARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, TRUE AND CORRECT.

### LAC 55:V:307 OBSERVATION OF CONSTRUCTION

A. For a structure which by law may only be constructed with plans prepared and certified by a licensed architect or civil engineer, it shall be the duty of the owner of such a structure to provide for periodic observation of the construction of the structure to determine if the work is proceeding in accordance with the plans and specifications as approved by the fire marshal. The observations shall be performed by a registered architect or a registered civil engineer.

B. Upon completion of such work, where the law requires the owner to engage an architect or registered civil engineer, the owner shall furnish to the fire marshal a certificate signed by a registered architect or registered civil engineer stating that the periodic observations have been made and that to the best of the architect's or engineer's knowledge, information and belief, the work was completed in accordance with those fire safety standards and regulations stipulated in the plans and specifications previously approved by the fire marshal. When the owner has not engaged an architect or registered civil engineer, and the same is not required by law, the owner must submit the certificate of completion when appropriate, but always under his signature.

C. Occupancy of a structure, watercraft or movable prior to furnishing a certificate to the fire marshal as required under this regulation is expressly forbidden by the fire marshal, unless and until a satisfactory inspection has been made by the fire marshal or his certified representative.

D. In order to comply with the requirements of §307.B, the owner must submit to the fire marshal the following certificate completed by the architect, civil engineer, or, if neither is required by law, the owner.