



John Bel Edwards
GOVERNOR

Office of State Fire Marshal

8181 Independence Blvd. Baton Rouge, LA 70806
(225) 925-4911 (800) 256-5452 Fax (225) 925-4241

Cautionary Codes



H. "Butch" Browning
FIRE MARSHAL

| | |
|------------------------|---------------------|
| Project Number: | AR-16-015825 |
| Project Name: | FRAZIER INVESTMENTS |

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 | <p>Scope of Work: This review is for the renovation to an existing 1,323 sf residence. The scope of work is classified as Alteration - Level 2 and Change of Occupancy per IEBC Sections 504 and 506. 101:4.6.11 This review applies to a "CHANGE OF OCCUPANCY" from a prior ONE-AND-TWO FAMILY dwelling to a new BUSINESS occupancy.</p> <p>Construction Type: V-B Sprinkler system: No Fire Alarm System: No</p> <p>LSC: BUSINESS</p> <p>IBC: BUSINESS GROUP B</p> <p>IEBC 504.1 Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.</p> <p>IEBC 504.2 Application. Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8.</p> <p>IEBC 506.1 Scope. Change of occupancy provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2.</p> <p>IEBC 506.2 Application. Changes of occupancy shall comply with the provisions of Chapter 10.</p> <p>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.</p> <p>This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions.</p> |
| 2 | 101:7.5.2.1 and IBC 1014.2 Egress shall not be through a room subject to locking in the direction of egress. |
| 3 | 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. |
| 4 | 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. |
| 5 | 101:7.2.1.3 and IBC 1008.1.5 through 1008.1.7 Provide level landings outside exterior doors that are within 1/2" of the interior finish floor elevation. |
| 6 | 101:38.2.8 and IBC 1006 Provide illumination of means of egress in accordance with 101:7.8 and IBC 1006, including exit discharge (exterior). |
| 7 | 101:38.2.9 and IBC 1006 Provide emergency lighting according to 101:7.9 and IBC 1006.3, including exit discharge (exterior). |
| 8 | 101:38.2.10 and IBC 1011 Exit signs complying with 101:7.10 and IBC 1011 shall define exits and access to exits where the exit is not immediately apparent. |

| | |
|----|--|
| 9 | <p>LAC 55:V:303.D Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)</p> <p>~ NFPA 10:5.2 Classifications for fires:</p> <p>Class A fires-fires in ordinary combustible materials, such as wood, cloth, paper, rubber and many plastics. Class B fires-fires in flammable liquids, combustible liquids, petroleum greases, tars, oils, oil-based paints, solvents, lacquers, alcohols and flammable gases. Class C fires-fires that involve energized electrical equipment. Class D fires-fires in combustible metals, such as magnesium, titanium, zirconium, sodium, lithium, and potassium. Class K fires-fires in cooking appliances that involve combustible cooking media (vegetable or animal oils and fats.) (FOR USE ONLY AFTER ASSOCIATED FIRE SUPPRESSION SYSTEM HAS ACTIVATED AND ELECTRICAL POWER TO THE COOKING APPLIANCES HAS SHUNTED)</p> |
| 10 | <p>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. Compliance with state regulations and requirements does not guarantee compliance with federal law. NOTE: As per ADA-ABA2004, 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).</p> <p>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</p> <p>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.</p> <p>c. 604.1 Water closets and toilet compartments shall comply with 604.2 through 604.8 as follows:</p> <ol style="list-style-type: none"> 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 Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 through 604.8.3 as follows: <ol style="list-style-type: none"> a. 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. <p>d. 606.1 Lavatories and sinks shall comply with the following:</p> <ol style="list-style-type: none"> 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. <p>e. 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).</p> <p>f. 302 Floor and ground surfaces shall be stable, firm, and slip-resistant.</p> <p>g. 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")</p> <p>h. 308.1 Reach ranges shall comply with 308 as follows:</p> <ol style="list-style-type: none"> 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. <p>i. 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.</p> |

| | |
|----|---|
| 11 | HVAC system shall be constructed in accordance with 101:9.2. |
| 12 | 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. |
| 13 | 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 10:7.4 |
| 14 | 101:38.3.3 Interior walls and ceilings shall have a flame spread of 0-200 and a smoke development rating of 0-450. |
| 15 | 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. c. Incidental Use Areas: There is NO incidental use area per IBC Section 509. d. Construction Type/Building Limitations: The construction type is indicated to be Type V-B per IBC Section 602. The proposed construction is existing. |
| 16 | Fire-Resistance-Rated Construction and Interior Finishes: a. Interior walls and ceiling finishes at interior exit stairways, interior exit ramps and exit passageways shall be Class A: Flame spread 0-25 smoke-developed 0-450. b. Interior walls and ceiling finishes at corridors and enclosure for exit access stairways and exit access ramps shall be Class B: Flame spread 0-75; smoke-developed 0-450. c. Interior walls and ceiling finishes at rooms and enclosed spaces shall be Class C: Flame spread 0-200; smoke-developed 0-450. |
| 17 | Fire Protection Systems: Refer to Life Safety Code review above for fire protection system requirements. |
| 18 | Means of Egress: Refer to Life Safety Code review above for means of egress requirements. |
| 19 | Structural: THE STRUCTURE IS EXISTING |
| 20 | Mechanical Systems: Complete mechanical drawings were not provided for review. The nature of the work appears to be such that review of design documents will not be necessary to obtain compliance. Inspection for compliance will be performed in the field. IT IS ASSUMED THAT THE EXISTING EQUIPMENT WILL BE UTILIZED WITH MINOR RE-ROUTING OF EXISTING DUCTWORK. a. 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 by 30 inches 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. b. The minimum ventilation rate of outdoor air shall be determined in accordance with Section 403.3. c. Provide at least 50cfm continuous exhaust airflow, or 70cfm intermittent exhaust airflow, per water closet or urinal at toilet rooms per IMC Table 403.3. d. The ventilation air distribution system shall be provided with means to adjust the system to achieve at least the minimum ventilation airflow rate as required by Sections 403.3 and 403.4. 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 Sections 403.3 and 403.4, per IMC 403.7. |

| | |
|----|---|
| 21 | <p>Plumbing Systems: Review for compliance with the requirements of the International Plumbing Code, 2012 edition, with Louisiana Amendments is performed at the request of the jurisdiction in which this proposed project is located as follows:</p> <p>a. Plumbing shall comply with the requirements of R.S. 40:1730.26 and R.S. 40:1730.28 in accordance with the 2012 International Plumbing Code with Louisiana Amendments.</p> <p>b. Required testing shall be in accordance with IPC Sections 312.2 through 312.10 with Louisiana amendments.</p> <p>c. IPC 412.2 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.</p> <p>d. IPC 412.5 A floor drain shall be required in public toilet rooms as specified under LSPC XIV415E.2a, Excluding hotel/motel guest rooms or patient rooms of a hospital or nursing home.</p> <p>LSPC XIV.415E.2a. Provide a floor drain in every public toilet room having a removable strainer, the area of which shall not be less than two-thirds the cross sectional area of the trap to which it connects. Floor drains and traps shall be not less than 2 inches in diameter and the trap shall be equipped with an approved trap primer to maintain the water seal at not less than 2 inches and not more than 4 inches, per LSPC Sections 409.4, 614.4, and 1001.</p> <p>e. IPC 420.2 Water closet bowls for public or employee toilet facilities shall be of the elongated type.</p> <p>f. IPC 420.3 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> <p>g. IPC 425.2 Flushometer valves and tanks shall comply with ASSE 1037 or CSA B125.3. Vacuum breakers on flushometer valves shall conform to the performance requirements of ASSE 1001 or CSA B64. 1.1. Flushometer valves shall be equipped with an approved vacuum breaker. The vacuum breaker shall be installed on the discharge side of the flushing valve with the critical level at least 4 inches (102 mm) above the overflow rim of the bowl. Access shall be provided to vacuum breakers. Flushometer valves shall be of the water conservation type and shall not be used where the water pressure is lower than the minimum required for normal operation. When operated, the valve shall automatically complete the cycle of operation, opening fully and closing positively under the water supply pressure. Each flushometer valve shall be provided with a means for regulating the flow through the valve. The trap seal to the fixture shall be automatically refilled after each flushing cycle.</p> <p>h. Provide water heaters in accordance with IPC Chapter 5 with Louisiana amendments</p> <p>I. IPC 906 Vent pipes shall be sized in accordance with Chapter 9, Table 906.1, coordinate with the local building official.</p> <p>j. Section 918 of the 2012 International Plumbing Code with Louisiana Amendments has been deleted. Air admittance valves are prohibited.</p> |
| 22 | Fuel Gas: NO NEW WORK INDICATED, NOT REVIEWED |
| 23 | <p>Electrical Systems:</p> <p>a. Attics containing equipment requiring servicing, such as heating, air-conditioning, and refrigeration equipment, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed in such spaces. At least one point of control shall be at the usual point of entry to these spaces. The lighting outlet shall be provided at or near the equipment requiring servicing.</p> <p>b. A 125-volt, single-phase, 15- or 20-ampere-rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning, and refrigeration equipment. The receptacle shall be located on the same level and within 25 ft of the heating, air-conditioning, and refrigeration equipment. The receptacle outlet shall not be connected to the load side of the equipment disconnecting means.</p> <p>c. NEC 334.12 Type NM, NMC, and NMS cables shall not be permitted to be exposed in dropped or suspended ceilings.</p> <p>d. Provide a disconnecting means for air-conditioning and refrigerating equipment, in accordance with NEC 440.12.</p> |