

File IPz

Bryan Company

From: Bryan Company [info@bryancompany.com]  
 Sent: Friday, March 30, 2007 1:48 PM  
 To: Marc Naylor (mwynnaylor@naylorconstruction.com); 'Jim Bryson'  
 Cc: 'Brenna Trout'  
 Attachments: Scan001.pdf

Fire Marshall  
File

1812

MEMO

March 30, 2007

To: Marc Naylor  
 Jim Bryson

From: Steve Bryan

Cc: Brenna Trout

Enclosed is the Fire Marshall review of Reflections. Please proceed.

1

2

*File IR*  
*Fire Marshal*

**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

STEPHEN HILL  
BEATTY HILL GROUP  
426 NORTH FRONT ST  
STE 106  
MEMPHIS, TN 38103-0000

RE: P0322017  
ISLAND PARK TWO APARTMENTS  
2600 CELEBRATION COVE  
SHREVEPORT, LA 71105

NFPA 101, 2003

APARTMENT

Dear Applicant:

This is to advise that we have reviewed the documentation submitted, pursuant to LRS 40:1730.25, regarding The Commercial Building Energy Conservation Code based on ASHRAE/IES 90.1-1989 (Energy Code) and hereby amend the previous review letter dated 03/26/2007 to indicate that the documentation appears to comply. Please note that you have satisfied the legal requirement to submit documentation and are not required to submit additional information.

This review shall in no way permit 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).

REVIEWED BY:  
JOHN WHITAKER  
ARCHITECT

CC:  
Bryan Company  
Shreveport Fire Department\*  
Shreveport Chief Building Official\*  
Shreveport District\* 3186767145

*Copy to:*  
*mm*  
*JTB*  
*BJ*

**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

**NEW CONSTRUCTION**

STEPHEN HILL  
BEATTY HILL GROUP  
426 NORTH FRONT ST  
STE 106  
MEMPHIS, TN 38103-0000

RE: P0322017  
ISLAND PARK TWO APARTMENTS  
2600 CELEBRATION COVE  
SHREVEPORT, LA 71105

NFPA 101, 2003

APARTMENT

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. **Contact the local building official of the applicable local political subdivision to coordinate compliance with State Uniform Construction Code requirements. LRS 40:1730.23 mandates the enforcement of building codes by municipalities and parishes in Louisiana, as described by LRS 40:1730.28.**
2. **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.**

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

3. **LRS 40:1730.41 This architectural review submittal did not contain a complete, valid submission of the Commercial Building Energy Conservation Code. This submittal is mandatory for commercial buildings in accordance with LRS 40:1730.45 et seq. No commercial building shall be constructed, altered, or repaired in Louisiana until energy code compliance documents have been submitted to and reviewed by this office for compliance with the Commercial Building Energy Conservation Code. The applicable standard for low-rise residential buildings is the International Energy Conservation Code (IECC), 2000 edition. If the required Energy Code documents are not submitted, reviewed, and found to be in compliance within 21 days from the date of this letter, the following statement shall apply:**

**THE PLANS DO NOT APPEAR TO COMPLY WITH THE COMMERCIAL BUILDING ENERGY CONSERVATION CODE.**

Building construction/licensing may begin, but a submittal with the required energy code documentation must be presented to this office for evaluation. Submittals to this office for re-evaluation after 21 days from the date of this letter shall include an additional review fee of \$10.00, (per LRS 40:1730.47.A). 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).

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

4. Insulation and insulation assemblies shall meet the requirements of Section 719, International Building Code, 2006 Edition.
  - a) Concealed and exposed insulation shall have a flame spread of 0-25 and a smoke developed of 0-450 in accordance with IBC 719.
5. 101:24.2.4 Every closet door latch shall be such that it can be opened from the inside. Bathroom door locks shall permit unlocking from outside in an emergency. No door in any means of egress shall be locked against egress when the building is occupied.
6. 101:7.2.1.3 and 7.1.6.3 The floor elevation shall not change by more than 1/2" from one side of a door to the other. Provide landings outside exterior doors level with the interior finish floor.
7. 101:7.2.1.5 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.
8. 101:7.2.2.2.1 Stairs shall comply with Table 7.2.2.2.1(a). Provide 6'-8" minimum headroom. Landings shall comply with 7.2.1.3, 7.2.1.4.4 and 7.2.2.3.2. Stair treads shall be uniformly slip resistant.
9. 101:7.2.2.3.3 Projections or lips at nosings of stair treads that are a tripping hazard are not permitted.
10. 101:7.2.2.4.4 Handrails shall be no lower than 34" nor higher than 38" above the leading edge of the tread surface. Handrails shall continue to slope for a depth of one tread beyond the bottom riser, and shall extend 12" level with the landing at the top riser.
11. 101:7.2.2.4.7 and 7.2.2.4.6(1) Handrails shall be continuously graspable along the entire length. Handrails shall be from 1-1/4" to 2" in diameter.
  - a) 101:7.2.2.4.4.5 Provide a minimum clearance of 2-1/4" between the handrails and the walls to which they are attached.
12. 101:8.2.2.3 Fire compartments shall be formed by fire barriers that are continuous from foundation through all intervening construction to the roof deck, from outside wall to outside wall or from fire barrier to fire barrier, including continuity through all concealed spaces, such as those found above a ceiling, including interstitial spaces.
13. 101:8.3.3 Fire door assemblies shall conform to NFPA 80. (re: door mark 3 @ Unit Plans shall be minimum 45-minute labeled assembly)

14. 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.
  - a) Notify the District Office identified at the end of this letter for inspection of all completed fire barrier walls before any other construction is installed that would conceal such walls 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.
15. 101:30.3.4.5 Approved single-station smoke alarms powered by the house electrical service shall be installed in accordance with 9.6.2.10 in every sleeping room, and outside every sleeping area in the immediate vicinity of the sleeping room(s), at every living unit. (101:9.6.3.6 requires audible and visual alarms in accessible units.)
16. 101:30.3.5.3 Provide automatic sprinkler protection in accordance with 101:9.7 and this section. (also, see 101:30.3.4.1.3)
  - a) LRS 40:1625 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work to this system. Such work shall not commence until the shop drawings are reviewed and appear to satisfactorily comply with the laws, codes, rules, and regulations enforced by this office. (Be advised that a sprinkler system that satisfies the requirements of NFPA 101 Life Safety Code, NFPA 13, NFPA 13R and/or NFPA 13D may not necessarily be considered by the building insurance underwriters as "full coverage" or "fully sprinklered", for insurance purposes.)
17. LRS 40:1653 and 40:1628 All work and inspections of automatic sprinkler systems and portable fire extinguishers shall be performed by a State of Louisiana certified agent.
18. Shop drawings for automatic sprinkler systems shall be routed through the Professional of Record's office, prior to submittal to this office for review, and shall be stamped with his "Shop Drawing Review Stamp" (or equivalent) indicating that shop drawings have been reviewed by him for conformance with plans, specifications, and appropriate codes.
19. 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).
  - a) 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:
    - a. The smoke detector activation required by Section 6.4 shall cause a visual AND an audible signal in a normally occupied area, and
    - b. 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.
20. NOTE: Please enclose a copy of this letter with future submittals or other correspondence pertaining to this project.

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 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:  
JOHN WHITAKER  
ARCHITECT

CC:  
Bryan Company  
Shreveport Fire Department\*  
Shreveport Chief Building Official\*  
Shreveport District\* 3186767145

File  
File  
File Marshall  
File

**STATE OF LOUISIANA**

Department of Public Safety and Corrections  
Office of State Fire Marshal Code Enforcement and Building Safety  
8181 Independence Blvd  
Baton Rouge, Louisiana 70806  
225-925-4920

HENRY H. FRY  
DEPUTY ASSISTANT SECRETARY

**FOUNDATION ONLY**

ROBERT ANDERSON  
ROBERT B. ANDERSON CONSULTING  
ENGINEER, L.L.C.  
432 N. ANTHONY ST.  
NEW ORLEANS, LA 70119-0000

RE: P0318276  
ISLAND PARK TWO APARTMENTS  
2600 CELEBRATION COVE  
SHREVEPORT, LA 71105

NFPA 101, 2003

APARTMENT

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. Contact the local building official of the applicable local political subdivision to coordinate compliance with State Uniform Construction Code requirements. LRS 40:1730.23 mandates the enforcement of building codes by municipalities and parishes in Louisiana, as described by LRS 40:1730.28.
2. **NOTE: This review is for foundation only as requested until completion of drawings for final submittal, as there is not sufficient information for final review. Construction may commence at your own risk, subject to the issuance of any required permits from the local jurisdiction, and any revisions required for compliance with code (including any work in place) shall be the responsibility of the Owner and/or Professional of Record, if applicable.**
3. 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.

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

4. 101:7.2.1.3 and 7.1.6.3 The floor elevation shall not change by more than 1/2" from one side of a door to the other. Provide landings outside exterior doors level with the interior finish floor. (re: 4, 9, and 11 / S-2)
5. **NOTE: Please enclose a copy of this letter with future submittals or other correspondence pertaining to this project.**

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.

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).

**Before occupancy of any space, final drawings and specifications shall be submitted to and reviewed by this office. Occupancy shall not be permitted until a signed CERTIFICATE OF COMPLETION is received 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:  
JOHN WHITAKER  
ARCHITECT

CC:  
Island Park Two Llc  
Shreveport Fire Prevention Bureau\*  
Shreveport Chief Building Official\*  
Shreveport District\* 3186767145