

**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**

KEVIN KINCHEN  
DAMMON ENGINEERING, INC.  
554 OLD SPANISH TRAIL  
SLIDELL, LA 70458-0000

RE: P0434189  
BIKRAM YOGA STUDIO  
8338 OAK STREET  
NEW ORLEANS, LA 70118

NFPA 101, 2009  
IBC, 2009 (CHAPTERS 9 & 10)

ASSEMBLY 300 OCCUPANTS OR LESS  
BUSINESS  
STORAGE

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 the RENOVATION of a NON SPRINKLERED 2-STORY 8890 sq.ft. MIXED ASSEMBLY / BUSINESS OCCUPANCY / STORAGE Occupancy (YOGA STUDIO WITH SINGLE FAMILY DWELLING ON 2ND STORY.)**

**CHANGE OF OCCUPANCY FROM MERCANTILE**

**LSC: ASSEMBLY/MERCANTILE/STORAGE  
IBC: ASSEMBLY A-3/MERCANTILE GROUP M/STORAGE S-1**

**SINGLE FAMILY DWELLING UNIT ON 2ND STORY NOT REVIEWED.**

2. **A REVIEW FOR COMPLIANCE WITH THE FIRE PROTECTION AND EGRESS REQUIREMENTS OF CHAPTERS 9 AND 10 OF THE INTERNATIONAL BUILDING CODE IS INCLUDED IN THIS REVIEW. Review for compliance with all other requirements of the LOUISIANA STATE UNIFORM CONSTRUCTION CODE, in accordance with Act 12 of the 2005 First Extraordinary Session of the Louisiana Legislature, IS NOT INCLUDED IN THIS REVIEW. Contact the building official of the applicable political subdivision to coordinate compliance with these requirements. LRS 40:1730.23 mandates the enforcement of building codes by municipalities and parishes in Louisiana, as described by LRS 40:1730.28.**

**Note: In accordance with LRS 40:1730.39.A, this office may establish contract agreements with municipalities and parishes in order to provide uniform construction code enforcement on their behalf, as provided in LRS 40:1730.24. Please visit our web site at <http://www.dps.state.la.us/sfm/index.htm> for a current list of jurisdictions requesting plan review by this office, a fee schedule, and a checklist of information required for review.**

**PROVIDE A DUPLICATE SET OF PLANS AND SPECIFICATIONS TO THE BUILDING OFFICIAL (OR THIRD-PARTY) 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. **RS 40:1563** The state inspector shall verify existing conditions and issue a report citing non-conforming conditions at the time of final inspection. In particular, the following issues were discovered in plan review that are of life safety concern and may be deficient:

a) **EXISTING STAIRS "1" AND "3".**

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

4. **101:12/38/40.2.2 and IBC 1022.1** Enclose interior stairs with 1 hour fire resistive construction including self-closing 1 hour labeled door/frame assemblies. (101:7.2.2.5.1) (DOOR RATINGS DO NOT COMPLY.)
5. **101:7.2.2.5.3 and IBC 1009.6.3** Enclosed usable space under an exit stair enclosure shall be separated from the enclosure by the same fire resistance rating as required for the enclosure. (Access to such space shall not be from within the stair enclosure). (DOOR RATINGS NOT COMPLIANT.)
6. **LAC 55:V:303.D** Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.) (NONE SHOWN IN STORAGE AREA ON 2ND STORY.)

a) **NFPA 10:5.2** Classifications for fires:

Class A fires-fires in ordinary combustible materials, such as wood, cloth, paper, rubber and many plastics.

Class C fires-fires that involve energized electrical equipment.

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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.

7. **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) **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")

- b) 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.
- c) 213.3.6 Provide an accessible shower in compliance with Section 608. (DETAILED INFORMATION NOT PROVIDED FOR MULTIPLE ACCESSIBLE SHOWERS.)
8. LAC 55:305 Insulation and insulation assemblies shall meet the requirements of Section 719, International Building Code, 2009 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.
- b) Cellulose fiber thermal insulation shall meet the requirements of paragraph IBC 719.
- c) Foam plastic insulation shall meet the requirements of IBC 719.
- d) Thermal barriers shall protect foam plastic insulation in accordance with IBC 2603.4.
- e) Ignition barriers shall protect foam plastic insulation used in attics or crawl spaces where entry is made only for service of utilities in accordance with IBC 2603.4.1.6.
9. 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.
10. 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.
- Submit a "REQUEST FOR EXEMPTION" for special locking arrangements in accordance with Interpretive Memorandum 2009-03 available on our website at <http://www.dps.louisiana.gov/sfm/> under the PLAN REVIEW / FORMS section. Also see Interpretive Memorandum 2009-04 for clarification regarding "Magnetic Lock Releasing Devices & Electrified Locks/Latches", or Interpretive Memorandum 2009-05 for clarification regarding Special Healthcare Locking Arrangements.
- NOTE: The "Life Safety and Property Protection Licensing Law" (LRS 40:1664 et seq.) requires locksmiths to be licensed. Contact the licensing section of this office at 225.925.7047 for guidance and assistance.
11. 101:7.2.1.5.9 and IBC 1008.1.94 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.
12. 101:7.2.2.4.4.7, 101:7.2.2.4.4.6(1) and IBC 1012.3 Handrails shall be continuously graspable along the entire length.
- a) 101:7.2.2.4.4.5 Provide a minimum clearance of 2-1/4" between the handrails and the walls or guards to which they are attached.
- (GRASPABILITY INDETERMINATE.)
13. 101:7.2.2.5.3 and IBC 1009.6.3 Enclosed usable space under an exit stair enclosure shall be separated from the enclosure by the same fire resistance rating as required for the enclosure. (Access to such space shall not be from within the stair enclosure). (PROTECTION UNDER STAIR RISERS INDETERMINATE.)

14. **101:8.3.4.2 The fire protection rating for opening protectives in fire barriers, fire-rated smoke barriers, and fire-rated smoke partitions shall be in accordance with Table 8.3.4.2. (DOOR 208A, IN A 2 HOUR FIRE BARRIER, MUST BE A 1 1/2 HOUR DOOR.)**
15. **LAC 55:V:303.D Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.) (ALL DETAILS NOT PROVIDED.)**
- a) **NFPA 10:5.2 Classifications for fires:**
- Class A fires-fires in ordinary combustible materials, such as wood, cloth, paper, rubber and many plastics.**
- Class C fires-fires that involve energized electrical equipment.**
- b) **NFPA 10:6.1.3.1 Fire extinguishers shall be conspicuously located where they will be readily accessible and immediately available in the event of fire. Preferably they shall be located along normal paths of travel, including exits from areas.**
- c) **NFPA 10:6.1.3.8 Top of fire extinguisher, having a gross weight less than 40 lb, shall be not more than 5 feet above the floor; if gross weight 40 lbs or greater, 3-1/2 feet above the floor.**
- d) **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.**
- e) **For Inspection, see NFPA 10:6.2**
- f) **For Maintenance, see NFPA 10:6.3**
- g) **For Recharging, see NFPA 10:6.4**
16. **RS 23:536 Boilers, Pressure Vessels, and water heaters of 50 gallon capacity or larger and/or 100,000 BTU/HR heat input shall conform with the provisions of the Louisiana Boiler Inspection Law in accordance with adopted rules and regulations. (Contact our Boiler Section at 800-256-5452 with any questions concerning this requirement).**
17. **HVAC system shall be constructed in accordance with 101:9.2.**
18. **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. **This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions.**
20. **NOTE: Please mail all correspondence related with this project to:**

**NEW ORLEANS PLAN REVIEW  
Office of State Fire Marshal  
1450 Poydras St.  
Suite 1500  
New Orleans, LA 70112**

**Contact the reviewer at 504.568.8509 (fax: 504-568-8511), if you have any questions regarding this project.**

**21. 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 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:  
PATRICK FLORY  
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:**  
8338 Oaks Street  
Bikram Yoga  
Bhola Dhume  
New Orleans Fire Department\*  
New Orleans District Ofc\* 5045688506