

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

PRELIMINARY ONLY – NOT FOR PERMITTING

BRIAN GILLE
BRIAN GILLE ARCHITECTS, LTD
810 UNION ST
STE 330
NEW ORLEANS, LA 70112

RE: P0427434
BIKRAM YOGA STUDIO
8338 OAK STREET
NEW ORLEANS, LA 70118

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

ASSEMBLY 300 OCCUPANTS OR LESS
BUSINESS

Dear Applicant:

This review, at the request of the Owner and/or Professional of Record, is preliminary to the review of final construction documents and shall not be utilized to obtain construction permits.

Please be advised that we have reviewed the submitted information for the referenced project and have determined that it appears to satisfactorily conform with the adopted laws, codes, rules and regulations of The State Fire Marshal with the exception of the following requirements:

NOTE: In accordance with the fee schedule on the Plan Review Application, a balance due of \$120.00 is required for this project based on ASSEMBLY 300 OCCUPANTS OR LESS occupancy with calculated area of 4882 square feet. This amount must be received within 15 days of the date of this letter. Please enclose a copy of this letter with your check for proper posting.

1. **Scope of Work: This review is for the PRELIMINARY REVIEW of a non-sprinklered 7418 sq.ft. MIXED ASSEMBLY/BUSINESS Occupancy. (YOGA STUDIO AND SECONDARY BUSINESS TENANTS IN EXISTING HISTORIC TWO-STORY BUILDING.)**

**LSC: ASSEMBLY < 300, BUSINESS
IBC: ASSEMBLY GROUP A-3, BUSINESS GROUP B.**

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. 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-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). Particular deficiencies and paragraph references are noted as follows:
 - a) 404.2.4.3 Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side of a doorway projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door or gate.
4. ADA-ABA 207 Each exit required to be accessible shall be an accessible means of egress to grade or an accessible area of refuge.
5. 101:7.2.12 and IBC 1007.6 Area of Refuge:
 - a. An area of refuge shall have direct access to an elevator or stair.
 - b. Elevator or stair access shall not require leaving an area of refuge.
 - c. A stair from an area of refuge shall be a minimum of 48" clear between handrails.
 - d. Provide two-way communication between an area of refuge and a central control point.
 - e. The two-way communication system shall:
 1. include posted instructions explaining how to use the system,
 2. include written identification of the location of the area of refuge,
 3. be in accordance with A-7.2.12.2.6 and ADA-ABA 216,
 4. be in accordance with ADA-ABA 217 for telephones.
6. 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.
7. 101:7.2.2.2.1 and IBC 1009 Stairs shall comply with the appropriate Stair table (NO DETAILS PROVIDED.)
 - a) 7" maximum and 4" minimum rise.
 - b) 11" minimum tread depth.
 - c) 6'-8" minimum headroom.
 - d) 12 feet maximum height between landings.
 - e) Landings (See 7.2.1.3, 7.2.1.4.3.1, 7.2.2.3.2 and IBC 1009.5).
 - f) Stair treads shall be uniformly slip resistant.
8. 101:7.2.2.4.1 and IBC 1009.12 Stairs and ramps shall have handrails on both sides and shall be provided within 30 inches of all portions of the required egress width of stair. (NO DETAILS PROVIDED.)

9. **101:7.2.2.4.4.10 and IBC 1012.6** Where a stair handrail is not continuous between landings, it 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. (NO DETAILS PROVIDED.)
10. **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 and shall be from 1-1/4" to 2" in diameter. (NO DETAILS PROVIDED.)
11. **101:7.5.1.3 and IBC 1015.2.1** Two exits are required from YOGA ROOM. (YOGA ROOM IS AN ASSEMBLY USE AREA CONSIDERED SEPARATELY.) Minimum distance between them, measured from closest jambs, shall be 1/2 the maximum diagonal length of space (NON SPRINKLERED BUILDING) (DOORS FROM YOGA ROOM ITSELF ARE 15' APART, MUST BE 29.5' AS PER ABOVE.)
12. **101:12.2.2.2 and IBC 1008.1.10** Doors in a required means of egress serving 50 OR MORE may be provided with a latch or lock only if it is panic hardware. (EGRESS RELATED TO YOGA ROOM, TO EXIT DISCHARGE.)
13. **101:7.1.3.2.1(9) and IBC 1022.4** Penetrations into and openings through an exit enclosure assembly at STAIRS are prohibited except as noted in this paragraph. (INDETERMINATE ON DRAWINGS, NO ELECTRICAL INFORMATION SUBMITTED AT THIS TIME.)
14. **101:12/38.2.9 and IBC 1006.3 & 1006.4** Provide emergency lighting according to 101:7.9 and IBC 1006. (INDETERMINATE ON DRAWINGS, NO ELECTRICAL INFORMATION SUBMITTED AT THIS TIME.)
15. **101:12/38.2.10 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. (INDETERMINATE ON DRAWINGS, NO ELECTRICAL INFORMATION SUBMITTED AT THIS TIME.)
16. **101:12.3.2** Separate LAUNDRY from other parts of the building by 1 hour fire resistive construction with self-closing 45 minute labeled door/frame assembly in accordance with Section 8.7.1 WITHOUT WINDOWS, -AND- provide automatic sprinkler protection in accordance with Section 9.7.
17. **101:12.3.5 and IBC 903.2.1.3** Provide supervised automatic sprinkler protection in accordance with 101:9.7 and the IBC. (SEE IBC REQUIREMENTS FOR ASSEMBLY GROUP A-3. APPLIES IF 2ND FLOOR SPACES ARE ASSEMBLY USE AREAS, ROOM NAMES NOT PROVIDED IN ALL SPACES.)
18. **101:12.3.6 and IBC 1018.1** Separate corridors from use areas with minimum 1-hour construction and self-closing 20 minute labeled opening protection. Wall construction shall be in accordance with 101:8.3 for fire barriers. (NON-SPRINKLERED BUILDING.)
19. Corridors shall not serve as the supply, return, exhaust, relief or ventilation air ducts per IBC Section 1018.5.
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.**

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). The above review is valid provided that final documents are submitted for review prior to the adoption of additional codes, rules and regulations.

Final construction documents shall be submitted to and reviewed by this office prior to the start of any construction. Enclose a copy of this letter with future submittals and/or other correspondence pertaining to this project.

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.