

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

NEW CONSTRUCTION

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

RE: P0430928
GREEN COMPLEX
381- 387 GAUSE BLVD WEST
SLIDELL, LA 70469

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

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 a 4,298 SF tenant build-out in an existing 8,250 sf Strip Mall. This facility does not have a sprinkler system or fire alarm system. This is a first-time tenant build-out in an existing building shell.**

**LSC:
BUSINESS**

**IBC:
BUSINESS Group B**

2. **This project as submitted has been found in part to be INSUFFICIENTLY DOCUMENTED TO DETERMINE COMPLIANCE AT THIS TIME. Provide additional documentation as required to indicate compliance with the following item(s) PRIOR TO PERMITTING, UNLESS the Building Official finds that the nature of the work applied for is such that compliance can be determined during inspection:**
 - a. See Item #20a.
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 commercial buildings, except low-rise residential buildings, is ANSI/ASHRAE/IESNA Standard 90.1-2007, with State amendments. The applicable standard for Low-Rise Residential buildings (three stories or less, excluding one- and two- family dwellings) is the International Energy Conservation Code, 2009 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).

PROVIDE THE LIGHTING AND MECHANICAL COMPONENTS OF THE ANSI/ASHRAE/IESNA Standard 90.1-2007.

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

4. **101:7.2.1.2.3.2, 101:7.1.5.1, and IBC 1008.1.1** A doorway in a means of egress shall provide at least 32" in clear width (consider installing 36" wide doors) and at least 6'-8" in nominal height. Where a pair of doors is provided, at least one leaf shall comply with clear width requirement. **SEE DOOR MARKED #6.**

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

5. **This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions.**
6. **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. 606.1 Lavatories in toilet rooms and breakroom/conference room sinks shall comply with the following:

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.

c.604.1 Water closets and toilet compartments shall comply with 604.2 through 604.8 as follows:

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 (17 inches (405 mm) minimum to 19 inches (455 mm) maximum in an ambulatory accessible toilet compartment specified in 604.8.2).

2. 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.)

3. 604.4 The seat height above the finish floor shall be 17" minimum to 19" maximum to the top of the seat.

4. 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.)

5. 604.6 Flush controls shall be located on the open side of the water closet.

6. 604.7 Toilet paper dispensers shall comply with Figure 604.7.

7. 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.

d. 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).

e.308.1 Reach ranges shall comply with 308 as follows:

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.

f. 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.

7. 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.

8. 101:7.5.2.1 and IBC 1014.2 Egress shall not be through a room subject to locking in the direction of egress.

9. **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 or floor 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.**
10. **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. (This requirement applies for elevator controls on shaft walls, electrical outlets, light switches, etc.).**
 - 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.**
11. **101:38.5.1 Utilities shall comply with the provisions of Section 9.1.**
12. **HVAC system shall be constructed in accordance with 101:9.2.**
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.**
 - a) **For Inspection, see NFPA 10:6.2**
 - b) **For Maintenance, see NFPA 10:6.3**
 - c) **For Recharging, see NFPA 10:6.4**

NOTE: THE FOLLOWING IS A REVIEW FOR COMPLIANCE WITH THE REQUIREMENTS OF THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE IN ACCORDANCE WITH ACT 12 OF THE 2005 FIRST EXTRAORDINARY SESSION OF THE LOUISIANA LEGISLATURE. THIS REVIEW IS PERFORMED AT THE REQUEST OF, AND ON BEHALF OF THE JURISDICTION IN WHICH THIS PROPOSED PROJECT IS LOCATED.

This office will not be responsible for inspections to certify compliance with applicable requirements. Contact the local Building Official or a Louisiana State Uniform Construction Code Council certified third-party provider to arrange for inspections.

Codes Referenced:

2009 International Building Code (IBC) not including Chapters 1, 11, 27, and 29;
2009 International Existing Building Code (IEBC) not including Chapter 1;
2009 International Mechanical Code (IMC);
2000 Louisiana State Plumbing Code (LSPC);
2009 International Fuel Gas Code (IFGC);
2011 National Electric Code (NEC)

14. **Building Planning:**
 - a) **Special Occupancy Areas:**

There are NO special detailed requirements.

b) Incidental/Accessory Use Areas:

There is NO incidental use area and NO accessory occupancy per IBC Section 508.

c) Construction Type/Building Limitations:

The construction type is indicated to be Type II-B per IBC Section 602.

The proposed construction IS EXISTING.

15. Fire-Resistance-Rated Construction and Interior Finishes:

a. Interior walls and ceiling finishes at exit enclosures and exit passageways shall be Class A: Flame spread 0-25 smoke-developed 0-450.

b. Interior walls and ceiling finishes at corridors 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.

d. Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof slab or deck above and shall be securely attached thereto. These walls shall be continuous through concealed spaces such as the space above a suspended ceiling. Hollow vertical spaces within the fire barrier wall shall be fireblocked at every floor level, per IBC Section 707.5.

16. Fire Protection Systems:

Refer to Life Safety Code review above for fire protection system requirements.

17. Means of Egress:

a) Refer to Life Safety Code review above for means of egress requirements.

18. Structural: THE STRUCTURE IS EXISTING

19. Mechanical Systems:

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, where such dimensions are large enough to allow removal of the largest appliance, per IMC Section 306.3.

b) Provide a lighting fixture in the Mechanical room, controlled by a switch located at the access opening. A receptacle outlet shall be provided at or near the appliance/equipment location, per IMC Section 306.3.1.

c) The minimum ventilation rate of outdoor air shall be determined in accordance with Section 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 required. 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 Section 403, per IMC 403.7.

20. Plumbing Systems:

Review for compliance with the requirements of the Louisiana State Plumbing Code [Part XIV (Plumbing) of the State Sanitary Code] is performed at the request of the jurisdiction in which this proposed project is located AND on behalf of the State Health Officer. In accordance with R.S. 40:4.A(7), R.S. 40:5, and R.S. 40:1730.28.A(5), the State Health Officer and the Office of Public Health of the Department of Health and Hospitals holds the exclusive jurisdiction, control, and authority over Part XIV (Plumbing) of the State Sanitary Code. Interpretations and/or adjustments to the requirements contained in this code should be directed to that department for ruling.

a) Provide at least the minimum type(s) of rest room plumbing fixtures provided for in LSPC Section 407. Required facilities shall be directly accessible to the public through direct openings or corridors from the area(s) they serve.

THE FOLLOWING NUMBER OF FIXTURES ARE REQUIRED:

ONE DRINKING FOUNTAIN

21. Fuel Gas: NO WORK INDICATED, NOT REVIEWED

22. Electrical Systems: NO APPARENT DEFICIENCIES DETECTED

23. 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.

Fire Department access and water supplies within the scope of work shall be acceptable to the local fire department. Submit to the State Fire Marshal inspector, a review letter from the local fire department, stating that the access and water supply as proposed are acceptable. In lieu of a review letter, where the local fire department does not provide a formal review, the local fire department may indicate review of the access and water supplies by stating such on the plans bearing the State Fire Marshal review stamp.

REVIEWED BY:
DAVID JONES
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:
Sharon Green
St Tammany Fire Protection District No 1*
City Of Slidell*
Baton Rouge District Ofc* 2259253650
City Of Slidell*