

JASON BOWES

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

AMENDED LETTER

EDWARD GREMILLION, P E, C E
DAMMON ENGINEERING, INC
1095 FLORIDA AVE
SLIDELL, LA 70458-0000

4030

RE: P0324475
LAQUINTA INN & SUITES #12
HOLIDAY BLVD
SLIDELL, LA 70460

NFPA 101, 2003

HOTEL
ASSEMBLY 300 OCCUPANTS OR LESS

Dear Applicant:

This is to advise that the previous review letter dated 04/11/2007 for this project is hereby amended as follows:

1. **RS 40:1574 "DEADLINE IMPOSED"** - The Professional of Record, if applicable, otherwise the owner, shall furnish documentation addressing item(s) number 5,6,7,8,9,10,12,13 of this letter to this office within 21 days of the date on this letter, or this review may be rescinded and found "Not In Compliance". Construction shall NOT be authorized for all areas which may be affected by the item(s) listed in this paragraph. The state inspector shall verify that written documentation has been received and acknowledged by the Plan Review Section of this office prior to allowing occupancy.
2. **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:

- 2006 International Building Code (IBC) not including Chapters 1, 11, 27, and 29;
- 2006 International Existing Building Code (IEBC) not including Chapter 1;
- 2006 International Mechanical Code (IMC);
- 2000 Louisiana State Plumbing Code (LSPC);
- 2006 International Fuel Gas Code (IFGC);
- 2005 National Electric Code (NEC)

3. **Scope of Work:** This review is for the new construction of a 3 story 60 room Hotel. Total building area is 32, 370 sq. ft..
4. **Building Planning:**

a) Proposed Occupancy/Use Group Classification:

The occupancy is a mixed, separated use. Residential Group R1 per IBC Section 310.1 and Assembly (1st floor) Group A3 per IBC Section 303.

b) Incidental/Accessory Use Areas:

There is an incidental Factory Industrial (Laundry Room 1st floor) use area per IBC Section 508.2.

d) Construction Type/Building Limitations:

The construction type is indicated to be Type VB per IBC Section 602.

The proposed construction appears to be within the allowable height and area limitations of Table 503 based on the area increase allowed by IBC Sections 504.2 & 506.

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

a1. Fire barriers complying with IBC Section 706 shall enclose the (2) meeting rooms on the 1st floor per IBC Section 706.3.8. (Review is based on a Separated use. See sheet A-1 for extent of separation required. If not a separated use the Building, based on a mixed use, would not comply with the Height Limitations of IBC Section 503 Group A3 Type VB which is limited to (2) stories.

a) 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 706.5. (See wall details on sheet A-5. This applies to ALL fire barriers throughout the project to include the Exit Stair enclosures).

b) 706.7 Openings. Openings in a fire barrier wall shall be protected in accordance with Section 715. Openings shall be limited to a maximum aggregate width of 25 percent of the length of the wall, and the maximum area of any single opening shall not exceed 156 square feet (15m²). Openings in exit enclosures and exit passageways shall also comply with Sections 1020.1.1 and 1021.4, respectively. (All exit stair doors and doors #5 at meeting rooms shall be 1 hour UL listed Door / Frame assemblies. Stair doors were scheduled as 45 min. and doors #5 as 20 min. rated).

c) 804.2 Classification. Interior floor finish and floor covering materials required by Section 804.4.1 to be of Class I or II materials shall be classified in accordance with NFPA253. (Floor finishes not indicated).

6. Fire Protection Systems:

a) The building is provided with an automatic sprinkler system.

b) The building is not provided with a fire alarm system. The system IS REQUIRED by IBC Section 907. (There was no indication on the plans a system was being installed)..

7. Means of Egress:

a) 1015.1 Provide 2 remotely located exits from the Meeting Room 1 & 2 on the 1st floor. (See sheet A-1. The operable window shown in Meeting Room 2 does not comply). 1015.2.1 Exit doors shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways.

b) Corridors shall not serve as the supply, return, exhaust, relief or ventilation air ducts per IBC Section 1017.4. (Sheet M-1 1st floor does not comply. Document air changes and return air in corridors and each room on all floors). Provide Mechanical ventilation air balance design

calculations including return, supply, exhaust and outdoor air supply in accordance with IMC 403.1, 403.2, 403.2.1, 403.3 and Table 403.3 requirements. (The 2nd and 3rd floor plans were not included in the drawings).

8. Interior Environment:

a) 1209.2 Attic spaces. An opening not less than 20 inches by 30 inches (559 mm by 762 mm) shall be provided to any attic area having a clear height of over 30 inches (762 mm). A 30-inch (762 mm) minimum clear headroom in the attic space shall be provided at or above the access opening. (Not indicated).

b) 1020.1.2 Penetrations. Penetrations into and openings through an exit enclosure are prohibited except for required exit doors, equipment and ductwork necessary for independent pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication systems and electrical raceway serving the exit enclosure and terminating at a steel box not exceeding 16 square inches. Such penetrations shall be protected in accordance with Section 712. (See sheet E-1. Typical both Stairs on all floors).

9. Structural: Information not indicated on the drawings.

a) Floor and Roof Live Loads. Specific loads per IBC Section 1607.1 were not indicated.

Wind Loads: Note information not provided on the drawings.

Wind loads shall be determined in accordance with ASCE 7-05.

The basic wind speed is 130 mph for this site.

A wind importance factor of III is correctly indicated.

Exposure Category B for this site appears to be correctly identified.

The internal pressure coefficient was not identified.

Main Wind-Force Resisting System. Horizontal and vertical shear diaphragms were not identified.

Protection of openings for wind-borne debris is required. Provide details, specifications and schedules to identify the method of opening protection used, per IBC Section 1609.1.2 or per ASCE 7 Chapter 6.

Flood Loads: Indicated on the drawings

The flood hazard area established for the site is identified as Zone X. (Caution: Appears this site is within a flood zone. Please verify).

The elevation of the proposed lowest floor is indicated to be 15.0 ft.

Foundation Systems:

The foundation was indicated to be designed by others. No details were shown. Document compliance with IBC Section 1803.

10. Construction Materials:

a) Each pane of glazing shall bear the manufacturer's mark designating the type and thickness of the glass or glazing material, or submit an affidavit by the glazing contractor certifying that each light is glazed in accordance with approved construction documents that comply with the provisions of IBC Chapter 24. (Glazing was not identified).

b) Individual glazed areas, including glass mirrors, in hazardous locations as defined in Section 2406.3 shall comply with IBC Sections 2406.1.1 through 2406.1.4.

c) Each pane of safety glazing installed in hazardous locations shall be identified in accordance with IBC Section 2406.2.

11. Plumbing Systems:

a) In accordance with LRS Title 51, Parts XV, XVIII, XIX, XX, XXI, and XXIII, plans and specifications shall be submitted to the state health officer for review and approval. Submit to the following regional office for review:

Northwest Region VII
1525 Fairfield, Room 566
Shreveport, LA 71101

12. Fuel Gas:

a) Provide combustion, ventilation, and dilution air calculation in accordance with IFGC, Sections 304, 304.5 and 304.6. (Water Heaters and Dryers on the 1st floor).

13. Electrical Systems:

a) Provide complete Electrical design documents including Service Entrance Feeder diagrams, Meter type and location, Transformer Ground fault calculations, panelboard ratings, locations, balanced panel load schedules in amps and KVA, size and ratings of all overcurrent protection devices, GFCI locations, and specify all conductor sizes in accordance with NEC 215.5, 215.2, 220.3 and annex G 80.21(a)(b)(c) requirements. (Service entrance, meter location, transformer location was not identified. Provide All site electrical features, i.e. lighting at parking, etc.).

b) Please note: AFCI (Arc Fault Circuit Interrupter) requirement for bedroom outlets is required by the IRC (International Residential Code E3802.12) and NEC 210.12(Dwelling Unit Bedrooms), 440.65(Air conditioner connections) and 550.25 (Bedrooms of Mobile Homes and Manufactured Homes).

14. NOTE: Please enclose a copy of this letter with future submittals or other correspondence pertaining to this project.

This review applies to the work indicated on the drawings or specifications.

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 amended review is valid if construction starts within 180 days from the above date of the original review letter.

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. Approved plans must be available on job site at time of inspection. Certificate of completion must be provided to inspecting Deputy for final inspection.

REVIEWED BY:
EDWIN LEE
ARCHITECT

CC:

Dapco Ventures

St Tammany Fire Protection District No 1*

New Orleans District* 5042194600