

1880

**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

PAUL SMITH  
FIRE MARSHAL

**RENOVATION**

ROBERT SOLLBERGER  
DAMMON ENGINEERING, INC  
1095 FLORIDA AVE  
SLIDELL, LA 70458-0000

RE: P0334424  
TEXTRON MARINE OFFICE ADDITION  
2585 FRONT ST  
SLIDELL, LA 70458-0000

NFPA 101, 2003

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. **This work entails the renovation an existing 53,235 warehouse building, to add a 2nd story office area above the lunch room within the existing building envelope.**  
  
When combined with other Business areas in the Storage building the new area entails approximately 5.8% of the warehouse area and is considered accessory to that Storage occupancy.
2. **LRS 40:1730.45 and LAC 55:V:2601 The documentation provided for the subject facility appears to comply with The Commercial Building Energy Conservation Code based on ANSI/ASHRAE/IESNA 90.1- 2004, or the International Energy Conservation Code, 2006 edition, as applicable.**

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

3. **LRS 40:1731 (Effective 8/15/95) Provide handicapped accessibility in accordance with ADA-AG (Accessibility Guidelines - September 1994). 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.**

"PARTICULAR APPARENT DEFICIENCIES" and paragraph references are noted as follows:

- a) 4.9.4(2) Handrails at stairs shall extend at least 12" beyond the top riser and at least 12" plus the width of one tread beyond the bottom riser (See Figure 19). **ALTHOUGH DETAILED PROPERLY, THE PLAN INDICATES A SHORTEND EXTENSION. THE LONGER EXTENSION REQUIRED ENCROACHES ON THE DOOR OPENING FROM THE STAIR TO THE WAREHOUSE. REVISE TO ELIMINATE THIS CONFLICT AND PROVIDE THE PROPER HANDRAIL EXTENSION.**

4. ADA-AG 4.1.3(9) and 4.3.10 Each required exit shall be an accessible means of egress or an accessible area of rescue assistance (4.3.11). PROVIDE REVISED PLAN DOCUMENTING COMPLIANCE
- 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. 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-AG 4.3.11.4,
    - 4. be in accordance with ADA-AG 4.3.11.5 for telephones.
  - e) Wheelchairs shall be accommodated at 1 for each 200 occupants.
  - f) Tenable conditions shall be maintained, within any area of refuge that does not exceed 1000 sq. ft., for 15 minutes.
  - g) Provide 1-hr separation with 20 minute self-closing or automatic-closing doors for the area of refuge.
  - h) A smoke damper shall be provided for each duct which penetrates a rated wall in an area of refuge.
  - i) Provide an identification sign at each area of refuge.
  - j) Door to an area of refuge shall be identified with required tactile signage.
  - k) An exit which is not handicap accessible shall be so identified with signage. Include directional signage to the nearest area of refuge.
  - l) All required signage shall be illuminated in accordance with 7.10.
  - m) Required signage shall be in accordance with ADA-AG 4.3.11.5.
5. 101:7.1.3.2.(6) Penetrations of the exit enclosure assembly is limited to the specific conditions listed in this section.
- c) ELECTRICAL SWITCHES, LIGHTING AND POWER DEVICES LOCATED ON THE EXIT STAIR ENCLOSURE WALL SERVING OTHER SPACES ARE NOT ALLOWED. (SEE SHEET E-1)
6. 101:7.2.2.2.1 / 101:7.5.4.4 Stairs shall comply with the appropriate Stair table and ADA-AG. APPROPRIATE DETAILS AND DIMENSIONS ARE NOT PROVIDED
- a) 44 inch minimum width (48" minimum clear width between handrails at stairs used within an accessible means of egress - See 101:7.2.12.2.3).
  - b) 7" maximum and 4" minimum rise.

- c) 6'-8" minimum headroom.
  - d) Landings (See 7.2.1.3, 7.2.1.4.4 and 7.2.2.3.2).
  - e) Stair treads shall be uniformly slip resistant.
7. LAC 55:V:303.D Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.) IDENTIFY SIZE TYPE AND LOCATION ON THE PLANS

---

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

8. NOTE: THE LISTED ASSEMBLY INDICATED ON THE SUBMITTAL DOCUMENTS FOR THE STAIR ENCLOSURE WALLS IS CHANGED TO WP 1072, THROUGH SUBSEQUENT CORRESPONDANCE WITH THE PROFESSIONAL OF RECORD, IN ASSOCIATION WITH THE CHANGE OF CONSTRUCTION TYPE NOTED ELSEWHERE IN THIS LETTER.
9. This exception is intended to apply to buildings used as general warehouses, special purpose industrial structures such as unoccupied equipment buildings, general purpose industrial buildings, etc.

After consultation with the Office of Rehabilitation Services, it has been determined that this office will not require this facility to comply with any of the ADA-AG or LSC requirements for individuals with disabilities, with the following stipulations:

- 1. No attached office spaces are allowed with this exception.
  - 2. No floor plan modifications are permitted. Office additions and spaces created which constitute a change in use will require the upgrading of all existing non-complying features to conform with the provisions for new construction.
  - 3. Visual alarm notification shall be provided if a fire alarm system is required by Code.
  - 4. If a complaint is received about discrimination in hiring of handicapped individuals or concerning handicapped accessibility to any part of the facility, then this office shall reserve the right to investigate the complaint and, if justified, shall reserve the right to require the facility or a portion thereof to be upgraded to comply with the accessibility requirements enforced by this office.
  - 5. Please note that this document indicates specific compliance with state regulations and does not guarantee nor attempt to circumvent compliance with federal law.
10. 101:7.2.1.5.9 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.
11. 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.
12. 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.
13. Shop drawings for fire protection systems, such as Fire Alarm, Sprinklers, and Suppression Systems, that are required to be submitted to this office for review, shall be routed through the "Professional of Record's" (Architect / Engineer) office, 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.
  14. 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 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)

15. **Building Planning:**

a) **Proposed Occupancy/Use Group Classification:**

The occupancy is STORAGE Group S-2 per IBC Section(s) 311.3.

b) **Special Occupancy Areas:**

There are NO special detailed requirements for STORAGE per IBC Chapter 4. This review does not include High Hazard storage.

c) **Incidental/Accessory Use Areas:**

There is no incidental use area. The work proposed creates an accessory Business occupancy per IBC Section 508, within the existing Storage occupancy area.

d) **Construction Type/Building Limitations:**

The construction type is indicated to be Type II (B) per IBC Section 602. (The Type V(B) construction indicated in the submittal documents has been changed per subsequent correspondence with the Professional of Record. The proposed work is consistent with the construction type of the existing building.)

Any wood used on the project shall comply with Section 603 - Combustible Materials in Type I and II Construction.

The proposed construction does not affect the allowable height and area limitations of Table 503, for the existing building.

e) Classification of Work:

The scope of work is classified as Alteration-Level 2 per IEBC Section 404.

404.2 Level 2 alterations shall comply with the provisions of Chapter 6 for Level 1 alterations as well as the provisions of Chapter 7.

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

a) Fire-Resistance-Rated Construction:

No deficiencies noted.

b) Interior Finishes:

Interior walls and ceiling finishes shall be Class B: Flame spread 0-75; smoke-developed 0-450, at exit enclosures.

Interior walls and ceiling finishes shall be Class C: Flame spread 0-200; smoke-developed 0-450, at other enclosed rooms and spaces.

17. Fire Protection Systems:

Chapter 9 requires no fire sprinkler or fire alarm /detection systems for this occupancy, and none are indicated to be provided.

18. Means of Egress:

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

19. Structural:

The proposed work does not affect the existing structure, which includes primary wind force resisting systems, and the building components and cladding. Structural work of the project is limited to the gravity loads for second floor office areas.

a) The manual and method used for structural design of this project is NOT INDICATED

b) Gravity Load Data:

Minimum live loads shall be in accordance with IBC Table 1607.1 or ASCE 7-05 Table 4-1  
Minimum Snow loads shall be in accordance with IBC Fig. 1608.2 or ASCE 7-05 Fig. 7.1.

First Floor live loads are NOT INDICATED.

Floor live loads above the first floor are NOT INDICATED.

Corridor live loads are NOT INDICATED.

Ground Snow loads are NOT A FACTOR IN THIS CONSTRUCTION.

Roof loads are NOT A FACTOR IN THIS CONSTRUCTION.

20. Mechanical Systems:

No deficiencies noted.

21. **Plumbing Systems:**  
No deficiencies noted.
22. **Fuel Gas:**  
No fuel gas is indicated in association with this work.
23. **Electrical Systems:**  
No deficiencies noted. (See NFPA comments regarding installations in exit enclosure walls.)
24. **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 of building unaffected by the new work shall comply with LAC 55:103B thru 55:103F.

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:  
JAMES WAITE  
ARCHITECT

CC:  
Textron Marine & Land Systems  
St Tammany Fire Protection District No 1\*  
City Of Slidell\*  
New Orleans District\* 5042194600