

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

FRANK GERARVE
FRANK E. GERARVE JR., ARCHITECT, LLC
9108 CHRETIEN POINT PL
RIVER RIDGE, LA 70123

RE: P0461163
SLIDELL LITTLE THEATER
2024 NELLIE DRIVE
SLIDELL, LA 70458-0000

NFPA 101, 2012
IBC, 2012 (CHAPTERS 9 & 10)

ASSEMBLY OVER 300 OCCUPANTS
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 the addition of a 2,760 sf multipurpose room to an existing, 8,877 sf, one story theater building. The multi-purpose room will increase the Assembly Occupant load by 295.

The existing building has a supervised automatic sprinkler system and a fire alarm system.
THIS PROJECT IS OUTSIDE OF THE SLIDELL CITY LIMITS.

**ASSEMBLY OCCUPANCY, GROUP A-1
BUSINESS OCCUPANCY, GROUP B**

2. **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.
3. This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions.
4. **101:4.6.10.1** Buildings or portions of buildings shall be permitted to be occupied during construction, repair, alterations, or additions only if all means of egress and all fire protection features are in place and continuously maintained for the portion(s) occupied.

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

5. **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

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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).

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

6. **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.

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) 202.2 Additions to buildings or facilities shall comply with the accessibility requirements for NEW construction.
 - b) 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.
 - c) 302 Floor and ground surfaces shall be stable, firm, and slip-resistant.
 - d) 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")
 - e) 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.
 - f) 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).
 - g) 404.1 Doors, doorways, and gates that are part of an accessible route shall comply with 404.
 - h) 208 Provide accessible parking spaces. One of every 6 accessible spaces but not less than one shall be "Van Accessible" (96" wide space plus 96" wide aisle OR 132" wide space plus 60" wide aisle) as per section 502. And as per Section 216.5 provide signage at accessible parking as per Section 502 where there are 5 or more parking spaces on a site.
 - i) 206.4 Provide accessibility at a the new public use entrance.
 - j) 208 Accessible parking spaces shall be located on the shortest accessible route to the accessible entrances they serve.
 - k) 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.
8. Modifications to the existing sprinkler system shall be in accordance with NFPA 13, 13R or 13D as applicable.
- a) LRS 40:1574 and LAC 55:V:303 Submit automatic sprinkler system shop drawings with plan review application, SPRINKLER SYSTEM REVIEW CHECKLIST & FEE SCHEDULE dated 01-20-13, and fee prior to installation of any work to this system.

Note: See Interpretive Memorandums 2013-02 and 2013-03 for submittal requirements.

Sprinkler shop drawing submittals are required to be reviewed by the professional of record/owner before being submitted to the Office of State Fire Marshal plan review section. Shop drawings reviewed by the professional of record shall bear his/her shop drawing review stamp indicating reviewed/no exceptions taken. See Interpretive Memorandum 2013-02. In order to expedite the review process, requests by the SFM reviewer for additional information will be sent both to the professional of record/owner and the sprinkler contractor. Contractor will be permitted to respond back to the SFM reviewer and copy the professional of record/owner with their response. Additional information will not require a shop drawing review stamp. Note: this does not include the response sent as a result of Request for Information letter.

Be advised that a sprinkler system that satisfies the requirements of NFPA 101 Life Safety Code, NFPA 13, NFPA 13R and/or NFPA 13D may not necessarily be considered by the building insurance underwriters as "full coverage" or "fully sprinklered", for insurance purposes.

NFPA 13:4.3, 23.1.4 (2013 edition) Complete and submit owner's information certificate to system designer in order to identify special occupancies and commodity classifications before start of design. Form can be found in the SFM website/Building Safety/Sprinklers (<http://sfm.dps.louisiana.gov/>).

NFPA 13:10 Underground piping shall be installed in accordance with chapter 10. See 10.6 for specific requirements for piping run under buildings.

Cities, Parishes and Water Purveyors (for example Baton Rouge Water Works Company) may have requirements for meters, single detector check valves, and double check and RPZ valves to be installed near the public water supply. These valves while not necessarily required by NFPA 13 are required to be listed for fire protection service when installed. The pressure loss across these valves is to be included in the sprinkler system calculations. Please verify that supporting documentation for these valves and meters are included with the sprinkler shop drawing submittal.

NFPA 25:4.1.2* Accessibility. The property owner or occupant shall provide ready accessibility to components of water-based fire protection systems that require inspection, testing, or maintenance.

9. Modifications to the existing fire alarm system shall be in accordance with NFPA 101, NFPA 72, ADA-ABA, and IBC.
 - a) LRS 40:1574 and LAC 55:V:303 Submit fire alarm system shop drawings with plan review application and fee prior to installation of any work of this section. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. The submittal shall include a copy of this letter and shall be in accordance with the submittal requirements outlined in the memorandum dated June 24, 1993 which was distributed from this office to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of Signaling System" to be utilized, identify the monitoring station, describe the evacuation system ("zoned" or "general"), and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.
10. 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.
11. LRS 40:1664.4 All work and inspections of LIFE SAFETY AND PROPERTY PROTECTION SYSTEMS and equipment shall be performed by a contractor licensed with the appropriate endorsement by the Office of the State Fire Marshal.
12. LAC 55:305 Insulation and insulation assemblies shall meet the requirements of Section 720, International Building Code, 2012 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 720.
 - b) Cellulose fiber thermal insulation shall meet the requirements of paragraph IBC 720.
 - c) Foam plastic insulation shall meet the requirements of IBC 720 and 2603.

- d) Thermal barriers shall protect foam plastic insulation in accordance with IBC 2603.4.
- e) Thermal barriers are not required if ignition barriers complying with IBC 2603.4.1.6 protect foam plastic insulation used in attics or crawl spaces, where entry is made only for service of utilities.
13. LRS 40:1711 Provide safety glazing in hazardous locations.
14. 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.
15. 101:7.2.1.3.1, 101:7.1.6.3, and IBC 1008.1.5 through 1008.1.7 The floor elevation shall not change by more than 1/2" from one side of a door to the other.
16. 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.
17. 101:12.3.3 Interior walls and ceilings shall have a flame spread of 0-75 and a smoke development rating of 0-450.
18. IBC 1008.1.10 Doors in a required means of egress serving any ASSEMBLY area having an occupant load of 50 or more persons shall be equipped with panic hardware or fire exit hardware complying with NFPA 101:7.2.1.7, only if a latch or lock is provided.
19. 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.
20. 101:7.2.1.5.10.2 and IBC 1008.1.9.4 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, except under special conditions.
21. 101:12.7.9.3 Occupant capacities will be set and posted by the inspecting officer upon final inspection.
22. 101:12.2.5.4 and IBC 1017 Seating arrangements shall conform with the provisions of NFPA 101 Sections 12.2.5.4.1 through 12.2.5.9 and IBC Sections 1017 and 1028.
23. 101:12.7.6 Provide at least one trained crowd manager (or trained crowd manager supervisor) for every 250 occupants, unless the assembly occupancy is used exclusively for religious worship with an occupant load not exceeding 2000. (Crowd managers shall receive approved training in crowd management techniques).
24. 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.
- 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.
25. LAC 55:V:303.D Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)

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 B fires-fires in flammable liquids, combustible liquids, petroleum greases, tars, oils, oil-based paints, solvents, lacquers, alcohols and flammable gases.

Class C fires-fires that involve energized electrical equipment.

Class D fires-fires in combustible metals, such as magnesium, titanium, zirconium, sodium, lithium, and potassium.

Class K fires-fires in cooking appliances that involve combustible cooking media (vegetable or animal oils and fats.) (FOR USE ONLY AFTER ASSOCIATED FIRE SUPPRESSION SYSTEM HAS ACTIVATED AND ELECTRICAL POWER TO THE COOKING APPLIANCES HAS SHUNTED)

26. 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.
- a) 101:12.2.9 and IBC 1006 Provide emergency lighting according to 101:7.9 and IBC 1006.3.
b) 101:12.2.10 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.
27. HVAC system shall be constructed in accordance with 101:9.2.
a) 101:9.2.1 Install smoke detectors to automatically stop the fan in HVAC duct systems over 2000 cfm in accordance with NFPA 90A:6.4.2.1(1). Where fire alarm system is required, duct detectors shall be connected to building alarm system.
28. 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.

29. NOTE: Please IDENTIFY THIS PROJECT NUMBER 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:
JULIE LITTLE
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:
Slidell Little Theater
St Tammany Fire Protection District No 1*
City Of Slidell*
New Orleans District Ofc* 5045688506