

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

STEPHEN HILL
4646 POPLAR
SUITE 208
STE 208
MEMPHIS, TN 38117-0000

RE: P0289198
ASHFORD PLACE APARTMENTS
107 ASHFORD PLACE DR
WEST MONROE, LA 71294-0000

NFPA 101, 2003

APARTMENT
BUSINESS

Dear Applicant:

This is to advise that the previous review letter dated 03/08/2005 for this project is hereby amended as follows:

1. **Our review of drawings and/or specifications for the subject project dated as indicated above is amended as follows:**
 - a. **Per request of owner individual fire extinguishers will be allowed to be located in individual apartments per Memorandum dated July 6, 1998 - Revised March 17, 2005.**
 - b. **All other items in review letter are to remain in effect.**
2. **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:
LINDA BURCH

PLAN REVIEW DEPUTY

CC:

Ashford Place Apartments Llc

Ouachita Parish Hwy. Dept.

Ed Evans*

Gary Foster*

Shreveport District* 3186767145

West Monroe Fire Prevention Bureau*

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NEW CONSTRUCTION

STEPHEN HILL
4646 POPLAR
SUITE 208
STE 208
MEMPHIS, TN 38117-0000

RE: P0289198
ASHFORD PLACE APARTMENTS
107 ASHFORD PLACE DR
WEST MONROE, LA 71294-0000

NFPA 101, 2003

APARTMENT
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. **LRS 40:1730.25** The documentation provided for the subject facility appears to comply with The Commercial Building Energy Conservation Code based on ASHRAE/IES 90.1-1989 (Energy Code).
2. **RS 40:1574 "DEADLINE IMPOSED"** - The Professional of Record, if applicable, otherwise the owner, shall furnish documentation addressing item number 3 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.

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

3. **LRS:40:1737 (B)** Provide 13 fully accessible apartments. (Locations of units not indicated in submittal. Provide site plan indicating location of apartments and accessible parking for these apartments.)
 - a) A4.33.1 Accessible circulation paths from all dwelling units required to be accessible shall be provided to all common use facilities.
 - b) A4.33.2 Accessible parking spaces at dwelling units shall be provided according to the number of fully accessible units.
4. **40:1734 (B)** Any dwelling unit, in a facility which incorporates more than four dwelling units, shall be made accessible in accordance with rules promulgated by the Fire Marshal pursuant to the

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Administrative Procedure Act. Such rules shall, at a minimum, provide at least five percent of the dwelling units in complexes containing fifteen or more units shall be fully accessible to a potential resident.

Multi family dwelling units shall comply with the requirements for dwelling units set forth in ANSI A117.1-1994. (Note that the Fire Marshal's Office recognizes the ANSI A117.1 definition of an "accessible dwelling unit" as including the adaptable detailing as described in section 4.33 of ANSI A117.1).

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

Bathroom: (Note: A minimum of one bathroom and one bedroom is required to be accessible and must be on an accessible route. 4.33.3.2.1 requires a clear space on the side and front of the toilet.)

a) 4.33 Provide the following clear space at fixtures:

1. Figure B4.33.3.2 - 48 inches in front of the water closet bowl and 48" from the side wall.

b) 4.33.3.4.2 Provide a removable in-tub seat or a permanent seat at the head of the tub. In tub seats shall be capable of being mounted securely. (Provide documentation of proposed removable in-tub seating to be provided for this project.)

5. 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) 4.1.3(13) Provide a maximum counter height of 34" at sink OR provide a maximum counter height of 36" at sink if knee space exists under sink. (Sink in "Living Room" of Lease Office.)

6. 101:7.1.5.1 Headroom shall be not less than 7'-6" in a means of egress with no projection less than 6'-8" nominal height from the floor.

a) 101:7.1.5.2 The minimum ceiling height shall be maintained for not less than two-thirds of the ceiling area of any room or space, provided that the ceiling height of remaining ceiling area is not less than 2030 mm (80 in.). (Third floor bedrooms.)

7. 101:30.3.4.5.1 Approved single-station smoke alarms powered by the house electrical service shall be installed in accordance with 9.6.2.10 outside every sleeping area in the immediate vicinity of the bedrooms at every living unit and on all levels of the dwelling unit, including basements. (101:9.6.3.6 requires audible and visual alarms in accessible units). (Smoke detectors not indicated on first and second floors on sheet E5.)

8. 101:7.2.2.4.4.5 Provide a minimum clearance of 2-1/4" between the handrails and the walls or guards to which they are attached. See notes marked on drawing sheet A1.1. No details provided for steps at apartments.)

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

9. **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. (Leasing Office, Pavilion and other common use areas.)**

"CAUTIONARY/INFORMATIONAL" items and paragraph references are noted as follows:

a) **4.5.2 Thresholds shall comply with requirements of this section regarding changes in level. (Not more than 1/2" height and beveled if over 1/4").**

b) **4.13.9 Door hardware shall comply with this section. Hardware shall not require tight grasping, tight pinching, or twisting of the wrist to operate.**

c) **4.1.3(16) Permanent signage shall comply with 4.30.**

1. Signage, where provided for permanent rooms and spaces shall provide;

- a. **braille and raised lettering as per 4.30.4,**
- b. **letter/symbol to background color contrast as per 4.30.5, and**
- c. **a 60" height from floor to the centerline of the sign as per 4.30.6.**

2. Other permanent signs which provide direction to or information about functional spaces of the building shall provide;

- a. **letter character width to height proportion as per 4.30.2,**
- b. **character height proportion based on height of sign from finish floor as per 4.30.3, and**
- c. **letter/symbol to background color contrast as per 4.30.5.**

d) **4.1.3(16)(a) Provide low level mounted exit signage in accordance with 4.30.1, 4.30.4, 4.30.5 and 4.30.6 (raised character, letter size, mounting) at all required exit doors to the exterior, exit stair doors and horizontal exit doors.**

e) **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.**

Storage and industrial occupancies WITHOUT integral office spaces

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: (Maintenance Building)

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.**

f) 7.2(2) Provide accessible service/teller/information counter in accordance with this section. (Provide a minimum 36" wide by a maximum 36" high counter space at reception).

10. 40:1734 (B) Any dwelling unit, in a facility which incorporates more than four dwelling units, shall be made accessible in accordance with rules promulgated by the Fire Marshal pursuant to the Administrative Procedure Act. Such rules shall, at a minimum, provide at least five percent of the dwelling units in complexes containing fifteen or more units shall be fully accessible to a potential resident.

Multi family dwelling units shall comply with the requirements for dwelling units set forth in ANSI A117.1-1994. (Note that the Fire Marshal's Office recognizes the ANSI A117.1 definition of an "accessible dwelling unit" as including the adaptable detailing as described in section 4.33 of ANSI A117.1).

"CAUTIONARY/INFORMATIONAL" items and paragraph references are noted as follows:

- a) 4.33.4.6 At ranges and cook tops the location of the controls shall not require reaching across burners. (Controls for hood shall not require reaching across burners.)
11. This project is reviewed in accordance with the requirements of the 2003 Edition of the NFPA 101 Life Safety Code. Effective January 1, 2004, the 2000 Edition of the International Building Code (IBC) was adopted as part of the Louisiana State Uniform Construction Code. This project is subject to the requirements of that code. The Office of the State Fire Marshal does not review for compliance with the IBC requirements except as noted in RS 40:1728 and LAC 55:V:305.
12. LAC 55:305 Insulation and insulation assemblies shall meet the requirements of Section 718, International Building Code, 2000 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 718.
13. 30.2.4.3 Any building that is protected throughout by an approved, supervised automatic sprinkler system installed in accordance with 30.3.5, has four or fewer stories, and has not more than four dwelling units per story shall be permitted to have a single exit, provided that all of the following conditions apply:
- (1) The stairway is separated from the rest of the building by barriers having not less than a 1-hour fire resistance rating, with self-closing 1-hour fire door assemblies protecting all openings between the stairway enclosure and the building.
14. 101:30.3.7.2 Separate living units from each other with one-half (½ HR) hour fire resistance rated construction.
- a) 101:8.2.2.3 A required fire separation shall be continuous from foundation through all intervening construction to the roof deck, from outside wall to outside wall or from fire barrier to fire barrier.
- b) 101:8.2.3 Floor-ceiling assemblies and walls used as fire barriers shall be of a design that has been tested and listed by an approved testing laboratory for the intended application. (NFPA 251:1-3.2 does not permit variations from test assemblies).
- c) 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.

1. 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.

d) 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.

15. 101:30.3.5 Provide supervised automatic sprinkler protection in accordance with 101:9.7.2.

a) LRS 40:1625 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work to this system. Such work shall not commence until the shop drawings are reviewed and appear to satisfactorily comply with the laws, codes, rules, and regulations enforced by this office.

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.

16. 101:30.3.4 Provide a fire alarm system in accordance with 101:9.6. In facilities required to be fully accessible, alarm notification shall be by both audible and visual means in accordance with NFPA 72.

a) LRS 40:1651 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.

17. LAC 55:V:303D Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)

18. HVAC system shall be constructed in accordance with 101:9.2.

19. 101:9.2.2 Install wood burning fireplaces and chimneys according to NFPA 211.

20. Inadequate electrical systems have been found to be a major cause of fires throughout the state. The "Professional of Record" (Architect/Engineer) if required by LRS 37:155, otherwise, the Owner shall comply with the 2002 NFPA 70, National Electrical Code, for all proposed electrical work in this submittal.

21. 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.

REVIEWED BY:
LINDA BURCH
PLAN REVIEW DEPUTY

CC:
Ashford Place Apartments Llc
Ouachita Parish Hwy. Dept.
Jimmy Hart*
Gary Foster*
Shreveport District* 3186767145
West Monroe Fire Prevention Bureau*