

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

RE: P0323226
BELL BOY PROPERTIES
LOT 13 VILLAGE SQUARE
SUBDIVISION
SLIDELL, LA 70458

NFPA 101, 2003

BUSINESS

Dear Applicant:

This is to advise that the previous review letter dated 03/13/2007 for this project is hereby amended as follows:

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

1. **LRS 40:1730.45.A 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- 2001.**
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:
EDWIN LEE
ARCHITECT

CC:
Clay Compton
St Tammany Fire Protection District No 1*
City Of Slidell*
New Orleans District* 5042194600

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STATE OF LOUISIANA
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Office of State Fire Marshal Code Enforcement and Building Safety
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NEW CONSTRUCTION

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

RE: P0323226
BELL BOY PROPERTIES
LOT 13 VILLAGE SQUARE
SUBDIVISION
SLIDELL, LA 70458

NFPA 101. 2003

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:

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

- I. **LRS 40:1730.45 and LAC 55:V:2601 The documentation provided for the subject facility does NOT appear to comply with The Commercial Building Energy Conservation Code.**

Item is deficient in that the 2001 IECC Standard used is for Residential type occupancies.

- a. **LAC 55:V:2604 The applicable standard for commercial buildings, other than low-rise residential buildings, is ANSI/ASHRAE/IESNA Standard 90.1-2001. Demonstration of compliance using COMcheck, available from the U.S. Department of Energy, with "Standard 90.1 - 2001" selected as the code option shall be deemed to comply with the Commercial Building Energy Conservation Code. Compliance must be demonstrated individually for each of three components; envelope, lighting (including electrical), and, mechanical (including hot water). 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

2. Review applies to a new 1,999 sq. ft. Office Building divided into (2) tenants.
3. LRS 40:1731-(Effective 8/15/95) Provide access to persons with disabilities 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 deficiencies and paragraph references are noted as follows:

- a) 4.29.5 A minimum 36 inch wide continuous "detectable warning" must be provided at the boundary between pedestrian areas and vehicular areas, that are not separated by curbs, railings or other elements. (See sht. C-2 where indicated).
- b) This exception is intended to allow the exemption from 'truncated dome' provisions of the ADA-AG at areas requiring detectable warning surfaces.

After consultation with the Office of Rehabilitation Services, it has been determined that this office will not require this facility to provide 'truncated domes' as the tactile warning at areas required to provide detectable warning surfaces, with the following stipulations:

1. The only acceptable alternative tactile warning at areas required to provide detectable warning surfaces is a surface with a profile of minimum 1/4" deep grooves that are spaced 2" to 3" on center and scored into concrete at all locations that detectable warning surfaces are required. The scoring shall run perpendicular to the path of travel. A grid scoring pattern is permissible.

2. Other than the profile of the tactile warning, the detectable warning surface must comply with Section 4.29 of the ADAAG. (Note that the area of the detectable warning surface must have an integral color that contrasts with adjacent pedestrian and vehicular way surfaces.)

3. This exemption does not apply to public rights of way.

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.

- c) 4.29.2 The "detectable warning" on walking surfaces shall contrast visually with adjoining surfaces, either light-on-dark, or dark-on-light. The material used to provide the contrast shall be an integral part of the walking surface.

- d) 4.1.2(5) Provide 1 accessible parking spaces. (One of every 8 accessible spaces but not less than one shall be "Van Accessible" (96" wide space plus 96" wide aisle) with signage per 4.6.4). (Note size requirements. See sht. C-2).

- e) 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. (At lounge in both tenant spaces. No dimensions shown on dtl. A).

- f) 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.

4. 101:8.3.5 Penetrations through rated construction.

- 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.
5. 101:38.3.3 Interior floor finish shall be Class I or II in accordance with 101:10.2.7. (Floor finishes not identified).
6. NFPA 10:1.5.10 Top of fire extinguisher, having a gross weight less than 40 lb, shall be not more than 5 feet above the floor; 3-1/2 feet if gross weight 40 lbs or greater.
7. LRS 40:1653 and 40:1628 All work and inspections of portable fire extinguishers shall be performed by a State of Louisiana certified agent.
8. 101:38.5.1 Utilities shall comply with the provisions of Section 9.1.
9. **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);

10. **Building Planning:**

Proposed Occupancy/Use Group Classification: The occupancy is Business Group B per IBC Section(s) 304.1.

Construction Type/Building Limitations: The construction type is indicated to be Type VB per IBC Section 602.

The proposed construction is within the allowable height and area limitations of Table 503.

11. **Fire-Resistance-Rated Construction and Interior Finishes:**

Fire-Resistance Rating Requirements for Exterior Walls:

The North facing exterior wall shall have a fire-resistance rating of 1 hour per IBC Table 602. Exterior wall construction shall comply with IBC Section 704. (See sht. C-2 for limits of wall where indicated. Exterior wall construction was not identified).

Interior Finishes: Appears to comply as noted in the LSC review listed above.

12. Means of Egress: Appears to comply

13. Interior Environment:

IBC 1209.2: An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. A 30-inch minimum clear headroom in the attic space shall be provided at or above the access opening per IBC Section 1209. (Required in both tenant spaces).

14. Structural: Load Combinations: Comply with the conventional light-frame construction provisions of Section 2308, or indicate the design loads and other information pertinent to the structural design required by Sections 1603.1.1 through 1603.1.8 on the construction documents. (Specific design loads were not listed on the drawing).

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

The basic wind speed is 130 for this site as indicated on the drawings.

A wind importance factor of 1.1-1.25 appears to be 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 appears to comply with IBC section 1603.

Components and cladding appears to comply with IBC section 1603..

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.

Roof deck and covering appears to be designed in accordance with Section 1609.5 and ASCE 7-05.

16. Flood Loads: The flood hazard area established for the site is identified as Zone X. The elevation of the proposed lowest floor is indicated to be 23.5.

17. Mechanical Systems: Appears to comply as noted:

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. (Required in each tenant space).

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.

18. Plumbing Systems: Appears to comply.

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:

Southeast Region IX
2454 Koop Drive, Suite 1C
Mandeville, LA 70471

19. Electrical Systems: Appears to comply as noted:

Provide GFIC protection per NEC Section 210.8 at counter locations in both lounges. (See sht.

20. 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:
EDWIN LEE
ARCHITECT

CC:
Clay Compton
St Tammany Fire Protection District No 1*
City Of Slidell*
New Orleans District* 5042194600