

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

NEW CONSTRUCTION

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

RE: P0380899
GREEN COMPLEX
383 GAUSE BLVD WEST
SLIDELL, LA 70469

NFPA 101, 2006

MERCANTILE CLASS B
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. **This work entails the construction of a new single story, multi-tenant, building, and the associated site development.**

a) **Proposed tenant suites 1 and 9-11 are to be built out for occupancy and are review as such.**

b) **The balance of the building, suites 3, 5, and 7 are indicated to be completed in the future and are reviewed as shell spaces only**

1. **NOTE: This portion of the project review is for shell only as requested until completion of drawings for final submittal, as there is not sufficient information for final review. Construction may commence at your own risk and any revisions required for compliance with code (including any work in place) shall be the responsibility of the Owner and/or Professional of Record, if applicable. All subsequent tenant reviews shall include either an overall floor plan , key plan, or tabular information indicating all currently occupied / unoccupied tenant spaces in the overall building.**

c) **Construction Type: II (000) NFPA; II (B) IBC**

d) **Occupancy Classification: MERCANTILE / BUSINESS**

1. **The building is reviewed as a MULTIPLE / MIXED occupancy in accordance with 101:6.1.14.3.**

2. **The building is reviewed as a 'Class B' mercantile in accordance with 101:36.1.4.2.4. (The tenants are proposed to be 1 hour separated from one another, and the building is not proposed to be protected by a supervised sprinkler sytem.)**

- e) **Building area: 8200 sq ft (gross)**
 - Suite 1 Area (Mercantile): 1225 sq ft (gross)
 - Suite 3, 5, 7, (Shell Only): 3880 sq ft (gross)
 - Suite 9-11 (Business): 3095 sf (gross)

f) No fire alarm system or sprinkler system are indicated to be provided in the submittal.

- 2. **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 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.

INTERIOR LIGHTING COMPLIANCE IS CALCULATED USING THE ENTIRE BUILDING, BUT NO LIGHTING IS PROVIDED IN THE SHELL AREAS OF SUITES 3, 5, AND 7 AND SHOULD NOT BE INCLUDED IN THE CALCULATIONS.

CERTIFICATES FOR THESE AREAS SHALL BE SUBMITTED IN ASSOCIATION WITH THE TENANT IMPROVEMENT PLANS FOR THE SHELL SUITES AS THEY ARE COMPLETED FOR OCCUPANCY.

The applicable standard for commercial buildings, except low-rise residential buildings, is ANSI/ASHRAE/IESNA Standard 90.1-2004, with State amendments. The applicable standard for residential type buildings, except for one and two family dwellings, is the International Energy Conservation Code, 2006 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 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) 4.8.4(4) Provide maneuvering space in accordance with 4.13.6 and as per ADAAG Figure 25 in front of all accessible doors on ramp landings. Provide a minimum 5' x 5' landing in accordance with 4.8.4 (3) **NO ELEVATION DATA IS PROVIDED FOR THE WALK AT THE ENTRANCES.**

ASSURE THIS FEATURE OF THE ACCESSIBLE ROUTE COMPLIES TYPICALLY AT ENTRANCES.

b) 4.13.6 Provide maneuvering clearance at doors in accordance with figure 25(a)(b)(c).

1 OFFICES WHERE GUEST SEATING IS USED BY THE PUBLIC FOR CONSULTATIONS OR WITH STAFF ARE CONSIDERED PUBLIC USE AND THE PROPOSED FIXED FURNISHINGS APPEAR TO OBSTRUCT THE REQUIRED MANEUVERING AREA FOR EGRESS FROM THE ROOMS.

2 A SIMILAR SITUATION APPEARS TO BE INDICATED AT THE CONFERENCE ROOM, A PUBLIC AND COMMON STAFF USE AREA.

2 ENSURE THAT THE PROPOSED BOOKSHELVES DO NOT ENCROACH ON THE REQUIRED MANEUVERING SPACE INDICATED AT THE 'AGENTS OFFICE'.

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

a) IDENTIFY SIZE AND LOCATIONS OF PROPOSED DEVICES.

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

5. 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.

6. 101:7.2.1.5.9 Doors shall be capable of being opened with ONLY one releasing operation. A two-step release, such as a knob and an independent slide bolt, or an additional exit request button, is NOT acceptable.

7. 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.

8. 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.

9. 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);
2008 National Electric Code (NEC)

10. Building Planning:

a) Proposed Occupancy/Use Group Classification:

The occupancy is **BUSINESS / MERCANTILE; Group B /M per IBC Section(s) 304 / 306.**

b) Special Occupancy Areas:

There are special detailed requirements for **STORAGE AND DISPLAY OF HAZARDOUS MATERIALS AT RETAIL OCCUPANCIES** per IBC Section 414, that are not included in this review.

c) Incidental/Accessory Use Areas:

There is **NO** incidental use area **OR** accessory occupancy per IBC Section 508.

d) Construction Type/Building Limitations:

The construction type is indicated to be **Type II (B)** per IBC Section 602.

(Note: The use of wood in construction shall be limited in accordance with Section 603)

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

11. Fire-Resistance-Rated Construction:

No deficiencies noted

12. Interior Finishes:

a) Interior walls and ceiling finishes shall be **Class C: Flame spread 0-200; smoke-developed 0-450.**

13. Fire Protection Systems:

No fire sprinkler or alarm detection systems are required for this building.
See NFPA comments above regarding portable fire extinguisher requirements.

14. Means of Egress:

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

15. Interior Environment:

a) Toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 6 inches per IBC Section 1210.1. **PROPOSED VINYL BASE SHALL COMPLY.**

16. Structural:

The following design loads and other information pertinent to the structural design required by IBC Sections 1603.1.1 through 1603.1.8 shall be indicated on the construction documents, per IBC 1603.1:

a) 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 indicated as 50 psf. **THIS LOAD IS ACCEPTABLE FOR OFFICE AREAS IN BUSINESS BUT A MINIMUM 100 PSF IS REQUIRED AT RETAIL AREAS IN MERCANTILE OCCUPANCIES. REVISE AS APPROPRIATE.**

- Roof live loads are **NOT INDICATED IN THE SUBMITTAL.**

- Ground Snow loads are indicated as 5 psf.

b) Wind Design Data:

Wind loads on every building or structure shall be determined in accordance with Chapter 6 of ASCE 7-05, per IBC 1609.1.1.

- Basic Wind Speed (3-second gust) is indicated as 130 MPH; [IBC 1609.3 and/or ASCE 7-05 Figure 6-1]

- Wind importance factor, I, is **UNCLEAR, DUE TO THE IMPROPER IDENTIFICATION OF THE OCCUPANCY CATEGORY AS FOLLOWS. PLEASE CLARIFY AND REVISE AS APPROPRIATE;** [ASCE Table 6-1]

- Occupancy category is indicated as III, **THE ACTUAL CATEGORY TO BE USED FOR THIS BUILDING IS II, MODIFY AS APPROPRIATE ;** [IBC Table 1604.5 and/or ASCE 7-05 Table 1-1]

- Wind exposure category is indicated as B; [IBC Section 1609.4.3]

- The internal pressure coefficient **IS NOT INDICATED IN THE SUBMITTAL;** [ASCE 7-05 Figure 6-5]

- Design wind pressures used for the design of exterior components and cladding are **NOT INDICATED IN THE SUBMITTAL**

Protection of openings for wind-borne debris is required. **DOCUMENTS INDICATE USE OF STRUCTURAL PANELS TO PROTECT OPENINGS IN ACCORDANCE WITH 1609.1.4 BUT FAILS TO IDENTIFY THE DEDICATED STORAGE FOR THE PANELS OR DETAIL THE METHOD OF ATTACHMENT TO THE STOREFRONT SYSTEM.**

c) Flood Design Data:

The flood hazard area established for the site is identified as Zone AE with a base flood elevation of 10'-0" NGVD29; [IBC 1603.1.6]

For buildings located in whole or in part in flood hazard areas as determined by the local flood plain administrator, the following information referenced to the datum on the Flood Insurance Rate Map (FIRM) shall be shown on the construction documents, regardless of whether flood loads govern the design of the building:

- The elevation of the proposed lowest floor is indicated as 11'-0" NAVD29.
- The elevation to which the building will be dry floodproofed is indicated as NOT APPLICABLE.

17. **Mechanical Systems:**

NOTE: Section 403.1 through Section 403.7 of the "2007 Supplement to the IMC" has been adopted as part of the LSUCC by the Code Council. This change will also be included in the 2009 edition of the IMC.

403.3.2 The outdoor air required to be supplied by each ventilation system shall be determined in accordance with Sections 403.3.2.1 through 403.2.3 as a function of system type and zone outdoor airflow rates. THE SUBMITTED DOCUMENTATION INDICATES CALCULATION OF EQUATION 4-1 ONLY, APPEAR TO NEGLECT THE OTHER REQUIREMENTS FOR THE CALCULATIONS OF THIS SECTION, AND DO NOT APPEAR TO INCLUDE THE MINIMUM VOLUME RATE REQUIRED FOR THE TOILET ROOMS OF 50 CFM PER FIXTURE.

THE RESULTING FLOW RATES FOR OUTSIDE AIR, AND PROPOSED QUANTITIES FOR EACH UNIT APPEAR TO POSSIBLY BE INSUFFICIENT.

PLEASE CLARIFY THE METHOD OF CALCULATION USED, SYSTEM / ZONING TYPES AND VARIABLE CALCULATIONS USED FOR COMPLIANCE WITH THIS SECTION OF THE CODE.

18. **Plumbing Systems:**

Review for compliance with the requirements of the Louisiana State Plumbing Code [Part XIV (Plumbing) of the State Sanitary Code] is performed at the request of the jurisdiction in which this proposed project is located AND on behalf of the State Health Officer. In accordance with R.S. 40:4.A(7), R.S. 40:5, and R.S. 40:1730.28.A(5), the State Health Officer and the Office of Public Health of the Department of Health and Hospitals holds the exclusive jurisdiction, control, and authority over Part XIV (Plumbing) of the State Sanitary Code. Interpretations and/or adjustments to the requirements contained in this code should be directed to that department for ruling.

No deficiencies noted

19. **Fuel Gas:**

No work shown

20. **Electrical Systems:**

No deficiencies noted.

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:
JAMES WAITE
ARCHITECT

CC:
Sharon Green
St Tammany Fire Protection District No 1*
Baton Rouge District* 2259253650



STATE OF LOUISIANA
DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONS
OFFICE OF STATE FIRE MARSHAL



CERTIFICATE OF COMPLETION

DATE: _____

SFM PROJECT PO _____ SYSTEM TYPE _____ CONTRACTOR SIGNATURE _____
 SFM PROJECT PO _____ SYSTEM TYPE _____ CONTRACTOR SIGNATURE _____
 SFM PROJECT PO _____ SYSTEM TYPE _____ CONTRACTOR SIGNATURE _____
 SFM PROJECT PO _____ SYSTEM TYPE _____ CONTRACTOR SIGNATURE _____

Please list all projects pertaining to the currently scheduled reviews of the building. System type refers to Architectural, Fire Alarm, Kitchen Hood/Wet Chemical Suppression, Fire Suppression, or Storage Tank.

To arrange for inspection of the project, please contact the district office two (2) to three (3) weeks in advance. To verify inspection district and phone number please refer to the "cc" list on the last page of the State Fire Marshal review letter. The plans stamped reviewed by this office must be available on job site at time of inspection. This Certificate Of Completion must be provided to the inspecting deputy at final inspection.

This is to certify the below project

PROJECT TITLE FROM APPLICATION		
PROJECT ADDRESS		
CITY	STATE	ZIP CODE

was periodically observed by me, by my consultants, and/or by others in my employ during construction and, to the best of my knowledge, information and belief, has been completed in accordance with the safety provisions which were shown in the plans and specifications previously reviewed by the Fire Marshal.

UNDER PENALTY OF LAW FOR FALSE STATEMENTS, I (NAME OF ARCHITECT/ENGINEER IF REQUIRED, OTHERWISE OWNER)

PRINT NAME _____ SIGNATURE _____

ARCHITECT/ CIVIL ENGINEER LICENSE NUMBER _____

CERTIFY ALL STATEMENTS CONTAINED HEREIN ARE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, TRUE AND CORRECT.

LAC 55:V:307 OBSERVATION OF CONSTRUCTION

A. For a structure which by law may only be constructed with plans prepared and certified by a licensed architect or civil engineer, it shall be the duty of the owner of such a structure to provide for periodic observation of the construction of the structure to determine if the work is proceeding in accordance with the plans and specifications as approved by the fire marshal. The observations shall be performed by a registered architect or a registered civil engineer.

B. Upon completion of such work, where the law requires the owner to engage an architect or registered civil engineer, the owner shall furnish to the fire marshal a certificate signed by a registered architect or registered civil engineer stating that the periodic observations have been made and that to the best of the architect's or engineer's knowledge, information and belief, the work was completed in accordance with those fire safety standards and regulations stipulated in the plans and specifications previously approved by the fire marshal. When the owner has not engaged an architect or registered civil engineer, and the same is not required by law, the owner must submit the certificate of completion when appropriate, but always under his signature.

C. Occupancy of a structure, watercraft or movable prior to furnishing a certificate to the fire marshal as required under this regulation is expressly forbidden by the fire marshal, unless and until a satisfactory inspection has been made by the fire marshal or his certified representative.

D. In order to comply with the requirements of §307.B, the owner must submit to the fire marshal the following certificate completed by the architect, civil engineer, or, if neither is required by law, the owner.