

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
554 OLD SPANISH TRAIL

SLIDELL, LA 70458-0000RE: P0417528
SLIDELL, LA 70458-0000RE: P0417528
LAQUINTA INN GONZALES
LOT 14 CABELA'S PARKWAY
GONZALES, LA 70707

NFPA 101, 2009
IBC, 2009 (CHAPTERS 9 & 10)

HOTEL

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 new construction of a 4-story facility classified as a Hotel occupancy as per NFPA 101 and as a Group R-1 as per the IBC with a total of 60 guestrooms.**
2. **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.

3. 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- 2007, or the International Energy Conservation Code, 2009 edition, as applicable.

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

4. LRS 40:1731 Provide access for persons with disabilities in accordance with ADA-ABA. 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.

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

- a) 603.2.3 Doors shall not swing into the clear floor space or clearance required for any fixture.

<<< SEE NOTES MARKED ON SHEET A-1. THE TOILET COMPARTMENT DOOR IN THE MEN'S ROOM APPEARS TO SWING INTO THE REQUIRED CLEAR FLOOR SPACE FOR THE TOILET. POR TO VERIFY COMPLIANCE. >>> **This swing has been reversed on Sht. A-1.**

- b) Table 224.2 Provide SEVEN accessible unit(s) complying with 806.2. Provide even dispersment of these units throughout project and units. (These units shall also include hearing impairment provisions.)

<<< THE SUBMITTAL PLANS DO NOT APPEAR TO INDICATE THE LOCATION OF THE GUESTROOMS INCLUDING HEARING IMPAIRMENT PROVISIONS. >>> **The seven accessible units now indicate the requirement for hearing impairment provisions.**

5. 101:7.1.3.2.1(9) and IBC 1022.4 Penetrations into and openings through an exit enclosure assembly are prohibited except as noted in this paragraph.

<<< POR TO VERIFY COMPLIANCE AS THE SUBMITTAL PLANS DO NOT APPEAR TO INCLUDE ELECTRICAL PLANS FOR THE ROOMS ADJACENT TO THE EXIT ENCLOSURES. >>> **Penetrations from guest rooms are now shown on a wall furred-out from the exit enclosure assembly. Penetrations from other incidental rooms have been relocated so as to not be in the exit enclosure assembly.**

6. IBC 1022.1 Enclose interior stairs with 2 hour fire resistive construction including self closing 1-1/2 hour labeled door/frame assemblies. (101:7.2.2.5.1)

<<< SEE NOTES MARKED ON SUBMITTAL PLANS. THE SUBMITTAL PLANS APPEAR TO INDICATE 1 HOUR FIRE RESISTIVE CONSTRUCTION AT THE EXIT STAIR ENCLOSURES. POR TO VERIFY COMPLIANCE. >>> **Project documents Sht. A-1 and A-2 now indicate 2 hour fire resistive construction, with the Design U301 shown on Sht. A-2.**

7. 101:8.2.2.3 Fire compartments shall be formed by fire barriers that are continuous from foundation through all intervening construction to the roof deck or floor deck, from outside wall to outside wall or from fire barrier to fire barrier, including continuity through all concealed spaces, such as those found above a ceiling, including interstitial spaces.

<<< SEE NOTES MARKED ON SHEET A-5. POR TO PROVIDE THIS OFFICE WITH CONSTRUCTION DETAILS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. >>> **Please see attached PDF Sht. A-5 with revised construction details for your review and approval**

8. 101:8.2.3 Fire resistive-rated building assemblies 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).

- a) IDENTIFY the listed assemblies that are properly tested by Underwriters Laboratories (UL), Factory Mutual (FM), or other approved testing laboratory, in writing to this reviewer PRIOR TO CONSTRUCTION (include the project (P0#) number assigned to this review that is referenced at the beginning of this letter). Please be advised that a failure to provide this information in a timely manner may cause substantial delays at final inspection and may adversely impact subsequent occupancy.

<<< POR TO PROVIDE THE INSPECTOR WITH UL LISTING CUTSHEETS FOR ALL REQUIRED FIRE RESISTIVE CONSTRUCTION AT TIME OF INSPECTION. >>> **UL Listing cutsheets are on the approved drawings and UL Assembly Designs that have been added will be on the revised "For Construction" documents that will also be on site for the Inspector.**

9. 101:28.3.2 Separate LAUNDRY from other parts of the building by 1 hour fire resistive construction with self-closing 45 minute labeled door/frame assembly in accordance with Section 8.7.1 WITHOUT WINDOWS, -AND- provide automatic sprinkler protection in accordance with Section 9.7.

<<< THE SUBMITTAL PLANS DO NOT APPEAR TO INDICATE A 45 MINUTE LABELED DOOR. POR TO VERIFY COMPLIANCE. >>> **Door Schedule, Sht. A-11 has been revised to indicate 45 minute labeled doors for the three interior doors serving the Laundry Room.**

10. 101::7.2.12.1.1 and IBC 1007.8 Area of Refuge:
- a. Provide two-way communication between area of refuge at elevator landings and a central point (located in coordination with the local fire department).
 - b. The two-way communication system shall:
 1. include directions for the use of the two-way communication system
 2. instructions for summoning assistance via the two-way communication system
 3. written identification of the location shall be posted adjacent to the two-way communication system.
 4. be in accordance with ADA-ABA 207 and 216.

11. 101:28.3.1 Protect vertical openings in accordance with 101:8.6.

<<< THE SUBMITTAL PLANS APPEAR TO INDICATE A LINEN CHUTE (L/C) BUT NOT DETAILS ARE PROVIDED. POR TO VERIFY COMPLIANCE. >>> **Laundry Chute shown on Shts. A-1 and A-2 is now indicated to be one hour rated in accordance with Design UL#U333.**

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

12. 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) 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")
 - b) 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.
13. 101:28.3.4 and IBC 907 Provide a fire alarm system in accordance with 101:9.6 and IBC 907.5.
- 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.
14. 101:28.3.5 and IBC 903 Provide supervised automatic sprinkler protection in accordance with 101:9.7 and the IBC.
- a) LRS 40:1574 and LAC 55:V:303 Submit automatic sprinkler system shop drawings with plan review application and fee prior to installation of any work to this system.

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 2011-02. 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, 22.1.4 (2007 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.

Fire Pump, if provided, to meet the requirements of NFPA 20, 2007 edition.

IBC:903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches(152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

IBC:903.3.1.2 CAUTION: PROVIDE NFPA 13 SPRINKLER SYSTEM, IF THE LIMITATIONS OF IBC:503 AND IBC:709.3 ARE EXCEEDED.

15. **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.**
16. **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.**

Submit a "REQUEST FOR EXEMPTION" for special locking arrangements in accordance with Interpretive Memorandum 2009-03 available on our website at <http://www.dps.louisiana.gov/sfm/> under the PLAN REVIEW / FORMS section. Also see Interpretive Memorandum 2009-04 for clarification regarding "Magnetic Lock Releasing Devices & Electrified Locks/Latches", or Interpretive Memorandum 2009-05 for clarification regarding Special Healthcare Locking Arrangements.

NOTE: The "Life Safety and Property Protection Licensing Law" (LRS 40:1664 et seq.) requires locksmiths to be licensed. Contact the licensing section of this office at 225.925.7047 for guidance and assistance.

17. **101:7.2.1.5.9 and IBC 1008.1.94 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.**
18. **101:24.2.4.4 Every CLOSET DOOR latch shall be such that it can be opened from the inside.**
19. **101:24.2.4.5 BATHROOM DOOR locks shall permit unlocking from outside in an emergency.**
20. **101:24.2.4.6 No door in any means of egress shall be locked against egress when the building is occupied.**
21. **LAC 55:305 Insulation and insulation assemblies shall meet the requirements of Section 719, International Building Code, 2009 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 719.**
 - b) **Cellulose fiber thermal insulation shall meet the requirements of paragraph IBC 719.**
 - c) **Foam plastic insulation shall meet the requirements of IBC 719.**
 - d) **Thermal barriers shall protect foam plastic insulation in accordance with IBC 2603.4.**
 - e) **Ignition barriers shall protect foam plastic insulation used in attics or crawl spaces where entry is made only for service of utilities in accordance with IBC 2603.4.1.6.**

22. **101:28.3.3 Interior walls and ceilings shall have a flame spread of 0-200 and a smoke development rating of 0-450.**
23. **HVAC system shall be constructed in accordance with 101:9.2.**
24. **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). Where fire alarm system is required, duct detectors shall be connected to building alarm system.**
25. **101:9.1.1 Install gas piping in accordance with NFPA 54.**
26. **Compliance with the 2008 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.**
27. **101:28.5.3 Elevators, escalators, and conveyors shall comply with the provisions of Section 9.4.**
28. **101:9.4.3.1 New elevators shall conform to the Fire Fighter's Service Requirements of ASME A17.1, Safety Code for Elevators and Escalators. Elevator recall shall be activated by smoke detection in each elevator lobby and in associated elevator machine rooms.**
29. **NFPA 90A:4.3.12.1 Egress corridors shall not be used to supply, return or exhaust air to or from adjoining spaces, other than toilet, shower or bath rooms, sink closets or similar spaces opening directly to the corridor.**
30. **101:9.5.2 Incinerator, waste handling, laundry handling and waste compactors shall comply with NFPA 82.**
31. **101:28.5.4 Rubbish chutes, incinerators, and laundry chutes shall comply with the provisions of Section 9.5.**
32. **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.

Fire Department access and water supplies within the scope of work shall be acceptable to the local fire department. Submit to the State Fire Marshal inspector, a review letter from the local fire department, stating that the access and water supply as proposed are acceptable. In lieu of a review letter, where the local fire department does not provide a formal review, the local fire department may indicate review of the access and water supplies by stating such on the plans bearing the State Fire Marshal review stamp.

**REVIEWED BY:
MARGARET HILL
ARCHITECT**

**CC:
Dapco
City Of Gonzales*
Baton Rouge District* 2259253650**