

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

RENOVATION

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

RE: P0343158
MASKER OFFICE
683 OLD SPANISH TRAIL
SLIDELL, LA 70458

NFPA 101, 2006

BUSINESS
ASSEMBLY 300 OCCUPANTS OR LESS
STORAGE

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. **RS 40:1574 "DEADLINE IMPOSED"** - The Professional of Record, if applicable, otherwise the owner, shall furnish documentation addressing item(s) number 8, and 9 of this letter to this office within 21 days of the date on this letter, or this review may be rescinded and found "Not In Compliance".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.
2. Review for compliance with the requirements of the Louisiana State Uniform Construction Code (LSUCC) in accordance with Act 12 of the 2005 First Extraordinary Session of the Louisiana Legislature has been performed on behalf of the jurisdiction in which this project is located. This project as submitted has been found in part to be **INSUFFICIENTLY DOCUMENTED TO DETERMINE COMPLIANCE AT THIS TIME** due to the conditions cited in this letter as item(s) 18, and 20..

Additional documentation is required in order to indicate compliance with the noted item(s) **PRIOR TO PERMITTING** for construction of this project **UNLESS** the Building Official for the jurisdiction finds that the nature of the work applied for is such that compliance can be determined during inspection.

NOTE: The statement above indicating that this project "appears to satisfactorily comply" addresses the adopted laws, codes, rules and regulations promulgated by The State Fire Marshal only. Comments requiring the attention of the submitter for those conditions are indicated as **APPARENT DEFICIENCIES** in this letter and must be resolved prior to final inspection or as otherwise stated.

3. This work entails the renovation and "change of use" of an existing building and limited associated site development.

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- a) 101:4.6.11 A change in use of a building shall require conformance with the requirements of this Code applying to new construction for the proposed new use. Prior use: ASSEMBLY / BUSINESS occupancy, proposed use: BUSINESS / ASSEMBLY / STORAGE occupancy.
4. 101:6.1.14.3 Where two or more classes of occupancy occur in the same building or structure and are intermingled so that separate safeguards are impracticable, means of egress facilities, construction, protection, and other safeguards shall comply with the most restrictive life safety requirements of the occupancies involved.
- a) This building is a MULTIPLE / MIXED; BUSINESS / ASSEMBLY / STORAGE occupancy, in accordance with 101:6.1.14.3
5. 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- 2004, or the International Energy Conservation Code, 2006 edition, as applicable.

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

6. 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) 4.7.7 A curb ramp shall have a "detectable warning" complying with 4.29.2. The "detectable warning" shall extend the full width and depth of the curb ramp. 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. Provide "detectable warnings" as per 4.29.2 at front egress to accessible parking, and side and rear doors providing egress directly to parking and drive area. DOCUMENT COMPLIANT ACCESSIBLE CONDITIONS IN DETAIL AT THESE AREAS.
- b) 4.1.2 Provide an accessible route from each accessible parking space to the accessible building entrance(s). INSUFFICIENT DETAIL IS PROVIDED IN THE SUBMITTAL TO DETERMINE COMPLIANCE. DOCUMENT GRADES, RAMPS SLOPES ETC, AND EXISTING DOORS EGRESSING FROM THE BUILDING AND THE MAIN ENTRY.
- c) 4.1.2(5) Provide not less than one shall be "Van Accessible" (96" wide space plus 96" wide aisle) with signage per 4.6.4). LOCATE REQUIRED SIGNAGE
- d) 4.13.6 Provide maneuvering clearance at doors in accordance with figure 25(a)(b)(c).
1. DOCUMENT COMPLIANT CLEARANCES AND LANDING AREA FOR ENTRY AT NEW ENTRY DOORS AND AT NEW SIDE DOOR TO TRAINING ROOM.
 2. REQUIRED CLEARANCES AT INTERIOR DOORS APPEAR TO BE BLOCKED BY ILLUSTRATED FURNISHINGS LAYOUTS.
7. 101:7.2.1.3 Provide level landings outside exterior doors that are within 1/2" of the interior finish floor elevation. ALL EXTERIOR DOORS SHALL COMPLY. NO COMPLIANT LANDINGS ARE INDICATED CLEARLY.

8. 101:12.2.5 Dead end corridors shall not exceed 20 feet. PROVIDE AN ALTERNATE PATH OF EXIT TO THE EXTERIOR, FROM THE CORRIDOR THAT TERMINATES AT THE ENTRY TO THE TRAINING ROOM
9. 101:12.2.4 & 101:7.5.1.3 Two exits are required from the TRAINING / MEETING ROOM. Minimum distance between them, measured from closest jambs, shall be 1/2 the maximum diagonal length of space or area (1/3 the diagonal is permitted if the building is protected throughout by an approved SUPERVISED sprinkler system per 9.7). THE PROPOSED DOORS ARE NOT SUFFICIENTLY REMOTE. PROVIDE REVISED DOCUMENTS RELOCATING AT LEAST ONE OF THE DOORS PROVIDED FOR EXIT FROM THIS ROOM.

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

10. 101:7.5.2.1 101:7.5.1.6 Exit access from the TRAINING ROOM shall not be through the WAREHOUSE.
11. 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.
12. Residential cooking equipment in WARMING KITCHEN shall only be used for warming or limited cooking that produces no grease-laden vapors. Otherwise, cooking equipment shall be protected in accordance with NFPA 96. (See NFPA 96:1.1.4 and ANNEX statement A.1.1.4). (NOTE: Type "K" portable fire extinguishers shall NOT be installed in areas housing electrical cooking appliances, unless the appliance electrical system is shunted upon activation of an approved hood suppression system.)
13. LRS 40:1653 and 40:1628 All work and inspections of fire alarm, fire suppression, automatic sprinkler and fire extinguishing systems or portable fire extinguishers shall be performed by a State of Louisiana certified agent.
14. 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);
2005 National Electric Code (NEC)

15. **Building Planning:**

a) **Proposed Occupancy/Use Group Classification:**

The occupancy is MIXED / NON-SEPARATED; BUSINESS / ASSEMBLY / STORAGE; Group B / A-3 / S-1 per IBC Section(s) 304 / 303 / 311.

b) **Special Occupancy Areas:**

There are NO special detailed requirements for this building per IBC Chapter 4.

c) **Incidental/Accessory Use Areas:**

There is an incidental STORAGE (S-1) use area, but no accessory occupancy per IBC Section 508.

TABLE 508.2 SEPARATE THE WAREHOUSE FROM THE REST OF THE BUILDING WITH 1 HOUR FIRE RESISTANCE RATED CONSTRUCTION, BOTH HORIZONTALLY AND VERTICALLY, FIRE BARRIERS IN ACCORDANCE WITH SECTIONS 706 AND 711, AS APPROPRIATE.

d) **Construction Type/Building Limitations:**

The construction type is NOT indicated. This review assumes the construction type to be at least Type II (B) per IBC Section 602.

The proposed construction appears to meet the existing allowable height and area limitations of Table 503.

e) **Classification of Work:**

The scope of work is classified as Alteration-Level 2 per IEBC Section 404, and "Change of Use" per IEBC Section 406

404.2 Level 2 alterations shall comply with the provisions of Chapter 6 for Level 1 alterations as well as the provisions of Chapter 7.

406.2 Changes of occupancy shall comply with the provisions of Chapter 9.

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

a) **Fire-Resistance-Rated Construction:**

SECTION 706 - FIRE BARRIERS (Incidental Separations)

706.5 Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof slab or deck above and shall be securely attached thereto. Such fire barriers shall be

continuous through concealed spaces, such as the space above a suspended ceiling. COMPLIANT DETAILS WERE NOT PROVIDED IN THE SUBMITTAL.

706.7 Openings in a fire barrier wall shall be protected in accordance with Section 715. DOOR RATING AND OPERATING HARDWARE SHALL COMPLY

706.8 Penetrations of fire barriers shall comply with Section 712. INSPECTOR SHALL VERIFY LISTED TESTED ASSEMBLIES USED AT PENETRATIONS. SEE NFPA REVIEW COMMENT REGARDING THIS REQUIRED DOCUMENTATION.

SECTION 706 - FIRE PARTITIONS (Corridor Separations)

708.4 Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistance-rated floor/ceiling or roof/ceiling assembly above, and shall be securely attached thereto. If the partitions are not continuous to the sheathing, deck or slab, and where constructed of combustible construction, the space between the ceiling and the sheathing, deck or slab above shall be fireblocked or draftstopped in accordance with Sections 717.2 and 717.3 at the partition line. COMPLIANT DETAILS WERE NOT PROVIDED IN THE SUBMITTAL. DOCUMENT COMPLIANT CONSTRUCTION AND REQUIRED 1 HOUR FIRE RESISTANCE RATING.

708.6 Openings in a fire partition shall be protected in accordance with Section 715. DOOR SCHEDULE DOES NOT IDENTIFY THE REQUIRED 20 MINUTE SELF CLOSING, LATCHING, FIRE LABELED DOORS, FRAMES, (INCLUDING GLAZED SIDELIGHTS) AND HARDWARE.

709.6 Penetrations of smoke barriers shall comply with Section 712. INSPECTOR SHALL VERIFY LISTED TESTED ASSEMBLIES USED AT PENETRATIONS. SEE NFPA REVIEW COMMENT REGARDING THIS REQUIRED DOCUMENTATION.

b) Interior Finishes:

Interior walls and ceiling finishes shall be Class A: Flame spread 0-25; smoke-developed 0-450, in corridors and Class C: Flame spread 0-200; smoke-developed 0-450, in other adjacent enclosed rooms and spaces.

17. Fire Protection Systems:

Section 903 does not require automatic sprinkler system for this building. None is noted in the submittal.

Section 907 does not require alarm detection systems for this building. None is noted in the submittal.

18. Means of Egress:

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

Additional requirements of the building code that are in excess of those cited above are as follows:

1017.1 Corridors shall be fire-resistance rated in accordance with Table 1017.1. The corridor walls required to be fire-resistance rated shall comply with Section 708 for fire partitions. PROVIDE 1 HOUR FIRE RESISTANCE RATED CONSTRUCTION AT THE CORRIDOR WALLS AS REQUIRED BY THIS SECTION. (Calculated occupant loads in excess of 49 and a common path in excess of 75 feet cause this design to fail to qualify for a single exit exception to this requirement.)

1017.4 Corridors shall not serve as supply, return, exhaust, relief or ventilation air ducts.

1017.5 Fire-resistance-rated corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms. (Exception: Foyers, lobbies or reception rooms constructed as required for corridors shall not be construed as intervening rooms.) **THE TRAINING ROOM DOES NOT QUALIFY AS AN INTERVENING ROOM FOR EXIT ACCESS FROM THIS BUILDING. PROVIDE REVISED DESIGN FOR THIS CORRIDORS DIRECT ACCESS TO THE EXTERIOR AT THIS END.**

19. **Structural:**

The proposed work is not indicated to modify the existing structure.

20. **Mechanical Systems:**

403.2 The minimum ventilation rate of outdoor air shall be determined in accordance with Section 403.3. **REVIEWERS ROUGH CALCULATIONS INDICATE THE 440 CFM OF OUTSIDE AIR PROPOSED IS NOT SUFFICIENT TO MEET THE 878 CFM REQUIRED. DOCUMENT COMPLIANT DESIGN, PRIOR TO CONSTRUCTION.**

403.3.4 Ventilation systems shall be balanced by an approved method. Such balancing shall verify that the ventilation system is capable of supplying the airflow rates required by Section 403. **PROVIDE AN AIR BALANCE REPORT TO THE AUTHORITY HAVING JURISDICTION.**

501.2.1 The termination point of exhaust outlets and ducts discharging to the outdoors shall be located in accordance with this section.

1 501.2.1.3 For environmental air duct exhaust: 3 feet from property lines, operable openings into buildings, and 10 feet (3048 mm) from mechanical air intakes. **DRAWINGS APPEAR TO INDICATE THE BUILDING SIDE WHERE EXHAUST FROM TOILET ROOMS IS PROPOSED IS ONLY 3' FROM PROPERTY LINE. COMPLY AS APPROPRIATE.**

21. **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.

22. **Fuel Gas:**

No fuel gas use is indicated in the submittal documents

23. **Electrical Systems:**

No deficiencies noted

24. **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 applies to work indicated in the drawings or specifications. Existing portions of the facility of building unaffected by the new work shall comply with LAC 55:103B thru 55:103F.

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:
Masker Office
St Tammany Fire Protection District No 1*
City Of Slidell*
New Orleans District* 5042194600