

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

BUILDING REHABILITATION

KEVIN KINCHEN
DAMMON ENGINEERING, INC.
554 OLD SPANISH TRAIL
SLIDELL, LA 70458-0000

RE: P0461525
SIV PROPERTIES
442 FREMAUX AVE
SLIDELL, LA 70458

NFPA 101, 2012
IBC, 2012 (CHAPTERS 9 & 10)

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. **Scope of Work: This review is for the change of occupancy and renovation of a 1,040 sf, one story building for Business Occupancy, Group B.**
2. **101:4.6.11 This review applies to a "CHANGE OF OCCUPANCY" from a prior 1 & 2 Family Residential occupancy to a new Business occupancy.**
3. **This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions.**
4. **101:4.6.10.1 Buildings or portions of buildings shall be permitted to be occupied during construction, repair, alterations, or additions only if all means of egress and all fire protection features are in place and continuously maintained for the portion(s) occupied.**

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

5. **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. Compliance with state regulations and requirements does not guarantee compliance with federal law. 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). Particular deficiencies and paragraph references are noted as follows:**

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- a) 202.3 A change of occupancy type or use of a building or space is considered an alteration. Therefore the area subject to change of occupancy or use shall comply with the accessibility requirements for NEW construction.
- b) 208 Provide 1 accessible parking space. One of every 6 accessible spaces but not less than one shall be "Van Accessible" (96" wide space plus 96" wide aisle OR 132" wide space plus 60" wide aisle) as per section 502. And as per Section 216.5 provide signage at accessible parking as per Section 502 where there are 5 or more parking spaces on a site.

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

6. 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) 302 Floor and ground surfaces shall be stable, firm, and slip-resistant.
 - b) 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")
 - c) 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.
 - d) 216.2 Where signage identifies permanent rooms or spaces OR EXITS, the signage shall comply with Sections 703.1 - 703.5 (raised characters, Braille, visual characteristics, height).
 - e) 404.1 Doors, doorways, and gates that are part of an accessible route shall comply with 404.
 - f) 212 The sink in the break-room or kitchenette shall be provided with clear floor space, knee clearance, AND a 34" maximum height to the sink rim as per Section 606.
 - g) 213.1 ALL toilet rooms and bathing rooms shall be accessible and in compliance with Chapter 6.
 - h) 206.2.2 Provide an accessible route on the site from the accessible parking to the accessible entrance.
 - i) 404.2.3 Door openings shall provide a clear width of 32 inches minimum. (Consider a 36" door)
7. 101:38.3.3 Interior walls and ceilings shall have a flame spread of 0-200 and a smoke development rating of 0-450.
 8. 101:7.1.7.2.2 Steps in a change in elevation, where the elevation difference is 21" or less, shall have minimum 13" treads that are readily apparent.
 9. 101:7.2.5 and IBC 1010.5 Ramp width shall be not less than 44 inches with a minimum clear dimension between handrails of at least 36 inches.
 10. 101:7.2.2.2.1, 101:7.5.4.4 and IBC 1009 Stairs shall comply with the appropriate Stair table and ADA-ABA.

- a) 44" minimum width (48" minimum clear width between handrails at stairs used within an accessible means of egress - See ADA-ABA 207 and IBC 1007) (36" minimum width is permitted, if the total occupant load OF ALL STORIES served by stair is less than 50 people - See 101:7.2.2.2.1.2).
 - b) 7" maximum and 4" minimum rise.
 - c) 11" minimum tread depth.
 - d) 6'-8" minimum headroom.
 - e) 12 feet maximum height between landings.
 - f) Landings (See 7.2.1.3, 7.2.1.4.3.1, 7.2.2.3.2 and IBC 1009.8).
 - g) Stair treads shall be uniformly slip resistant.
11. 101:7.2.2.3.6 and IBC 1009.7.4 The tolerance between the largest and the smallest horizontal nosing projection, between the largest and the smallest riser height, or between the largest and the smallest tread depth, in any flight of stairs shall not exceed 3/8". In addition, the variation between adjacent horizontal nosings, between adjacent riser heights, or between adjacent tread depths, on stairs shall not exceed 3/16".
12. 101:7.2.2.4.1 and IBC 1009.15 Stairs and ramps shall have handrails on both sides and shall be provided within 30 inches of all portions of the required egress width of stair.
- a) 101:7.2.2.4.4.1 and IBC 1012.2 Handrails shall be no lower than 34" nor higher than 38" above the leading edge of the tread surface.
 - b) 101:7.2.2.4.4.7, 101:7.2.2.4.4.6(1) and IBC 1012.3 Handrails shall be continuously graspable along the entire length and shall be from 1-1/4" to 2" in diameter.
 - c) 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.
 - d) 101:7.2.2.4.4.10 and IBC 1012.6 Where a stair handrail is not continuous between landings, it shall continue to slope for a depth of one tread beyond the bottom riser and shall extend 12" level with the landing at the top riser.
13. 101:7.2.2.4.5.2, 101:7.1.8, and IBC 1013 Guard rails shall be at least 42" high and are required when a change in elevation exceeds 30".
- a) 101:7.2.2.4.5.3 and IBC 1013.4 Openings in required guards shall not allow the passage of a 4" diameter sphere from the walking surface to the required guard height.
14. 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.
15. 101:7.2.1.5.10.2 and IBC 1008.1.9.4 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, except under special conditions.
16. 101: 38.2.4.2  Exit access, as required by 38.2.4.1(3), shall be permitted to include a single exit access path for the distances permitted as common paths of travel by 38.2.5.3.
17. LAC 55:V:303.D Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)
- a) NFPA 10:5.2 Classifications for fires:
 - Class A fires-fires in ordinary combustible materials, such as wood, cloth, paper, rubber and many plastics.
 - Class B fires-fires in flammable liquids, combustible liquids, petroleum greases, tars. oils, oil-based paints, solvents, lacquers, alcohols and flammable gases.
 - Class C fires-fires that involve energized electrical equipment.
 - Class D fires-fires in combustible metals, such as magnesium, titanium, zirconium, sodium, lithium, and potassium.

Class K fires-fires in cooking appliances that involve combustible cooking media (vegetable or animal oils and fats.) (FOR USE ONLY AFTER ASSOCIATED FIRE SUPPRESSION SYSTEM HAS ACTIVATED AND ELECTRICAL POWER TO THE COOKING APPLIANCES HAS SHUNTED)

18. **Compliance with the 2011 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.**
19. **HVAC system shall be constructed in accordance with 101:9.2.**
20. **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:

**2012 International Building Code (IBC) not including Chapters 1, 11, 27, and 29;
2012 International Existing Building Code (IEBC) not including Chapter 1;
2012 International Mechanical Code (IMC);
2013 Louisiana State Plumbing Code (LSPC);
2012 International Fuel Gas Code (IFGC);
2011 National Electric Code (NEC)**

21. **Building Planning:**
 - a) **Proposed Occupancy/Use Group Classification:**
The occupancy is Group B per IBC Section 304.
 - b) **Special Occupancy Areas:**
There are special occupancy areas per IBC.
 - c) **Accessory Use Areas:**
There are no accessory occupancies per IBC.
 - d) **Incidental Use Areas:**
There are no incidental use areas per IBC.
 - e) **Construction Type/Building Limitations:**
The construction type is assumed to be Type VB per IBC Section 602.
The construction is existing.
 - f) **Classification of Work:**
The scope of work is classified as Alter Change of Occupancy per IEBC Section 506.
22. **Fire-Resistance-Rated Construction and Interior Finishes:**
Appears to comply.
23. **Fire Protection Systems:**
Refer to Life Safety Code review above for fire protection system requirements.
 - a) **The building is not provided with an automatic sprinkler system. The system is not required by IBC.**
 - b) **The building is not provided with a fire alarm system. The system is not required by IBC.**
24. **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:**

25. **Interior Environment:**
a) Toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls not less than 4 inches per IBC Section 1210.1.
b) Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4 feet above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture per IBC Section 1210.2.2.
26. **Structural:**
No structural changes are proposed.
27. **Construction Materials:**
a) Individual glazed areas, including glass mirrors, in hazardous locations as defined in Section 2406.3 shall comply with IBC Sections 2406.1.1 through 2406.1.4.
28. **Mechanical Systems:**
No work indicated.
29. **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.
- a) Provide at least the minimum type(s) of rest room plumbing fixtures provided for in LSPC Section 407. Required facilities shall be directly accessible to the public through direct openings or corridors from the area(s) they serve.
THE FOLLOWING NUMBER OF FIXTURES ARE REQUIRED:
1 MALE WATERCLOSET (Urinals may be substituted for up to 1/2 of the required water closets)
1 FEMALE WATER CLOSET
1 MALE LAVATORY
1 FEMALE LAVATORY
1 DRINKING FOUNTAIN
30. **Fuel Gas:**
None indicated.
31. **Electrical Systems:**
No work indicated.
32. **NOTE:** Please mail all correspondence related with this project to:
- NEW ORLEANS PLAN REVIEW**
Office of State Fire Marshal
1450 Poydras St.
Suite 1500
New Orleans, LA 70112

Contact the reviewer at 504.568.8509 (fax: 504-568-8511), if you have any questions regarding this project.

33. NOTE: Please IDENTIFY THIS PROJECT NUMBER 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 or building unaffected by the new work shall comply with LAC 55:103B.

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:
JULIE LITTLE
ARCHITECT

NOTE: Please call the REVIEWER identified above if you have any questions regarding this review.
Do not call the Inspection Office until you are ready for inspection.

CC:
Southern Investment Ventures
St Tammany Fire Protection District No 1*
City Of Slidell*
New Orleans District Ofc* 5045688506