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**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

PAUL SMITH  
FIRE MARSHAL

**NEW CONSTRUCTION**

ROBERT SOLLBERGER  
150 CHAMALE DR.  
SLIDELL, LA 70460

RE: P0333097  
OLD MILITARY RD MINI STORAGE  
LA HWY 1090  
PEARL RIVER, LA 70452

NFPA 101, 2003

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:

- 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, **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 the Louisiana State Construction Code Council rules, LAC 55:VI, Chapter 5, Section 505, until December 31, 2007, where a parish or municipality is not providing plan review, then architects, engineers, owners, parishes or municipalities on commercial projects may request International Building Code plan review by the Office of the State Fire Marshal. Also in accordance with LRS 40:1730.39.A, this office may establish contract agreements with municipalities and parishes in order to provide 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.

- Scope of Review.**  
The project generally consists of the construction of seven storage buildings, linked together by a metal canopy sheltering the respective entries. An eighth storage building will be constructed with one side open. Also included in the project is a two story building with an office space on the first floor and dwelling unit on the second floor. Please NOTE that the second floor dwelling is not a part of this review. (The Owner and Professional of Record is advised to obtain approval from the local building regulatory authority regarding the dwelling unit above the office.) Also indicated in the plans and not a part of this review is a future 15,100 sq. ft. retail building. When plans are completed for this building they should be submitted for review by this office.

3. 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- 2004.

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

4.

**In the Office**

101:36.3.2 Separate the storage area from other parts of the building by 1 hour fire resistive construction with self-closing 45 minute labeled door/frame assembly or provide automatic sprinkler protection in accordance with Section 9.7. (See plan markup on sheet A-1)

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

5. This exception is intended to allow the exemption from the ADA-AG and the LSC requirement to provide a level landing on each side of an overhead door at self-storage facilities except as stipulated.

After consultation with the Office of Rehabilitation Services, it has been determined that this office will not require this facility to comply with the ADA-AG or LSC requirements for individuals with disabilities at level changes on each side of an overhead door at all self-storage units with the following stipulations:

1. 5% of the total number of storage units shall meet ADA-AG (the threshold shall comply with ADA-AG 4.3.8) and LSC (a level landing shall be required as per LSC 7.2.1.3) threshold requirements.

2. At the remainder of the storage units, the typical 1-1/2" industry standard level change at overhead doors will be acceptable to this office. The edge at this level change shall be marked with a contrasting color.

3. 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.

4. Please note that this document indicates specific compliance with state regulations and does not guarantee nor attempt to circumvent compliance with federal law.

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.

"CAUTIONARY/INFORMATIONAL" items and paragraph references are noted as follows:

Restroom:

- a) 4.1.3(11) and 4.1.6(3)(e) ALL public and common use toilet rooms shall comply with requirements of this Section 4.22.
- b) 4.16.2 and 4.17.3 The centerline of accessible toilets shall be 18" from the nearest adjacent wall as shown in Figures 28, 29, and 30.
- c) 4.19 Lavatories shall comply with the following:
  - 1. 4.19.2 Lavatories shall be mounted with a clearance of at least 29" from the floor to the bottom of the apron. Knee and toe clearances shall comply with Fig. 31.
  - 2. 4.19.4 Hot water and drain pipes shall be insulated or covered.
  - 3. 4.19.5 and 4.27.4 Faucets shall not require tight grasping, pinching, or twisting of the wrist to operate.
  - 4. 4.19.6 Mirrors shall be mounted with the bottom edge not more than 40" from the floor.
- d) 4.16.4 Toilet room grab bars shall comply with 4.26 and Fig. 29. (Provide a 42" long grab bar adjacent to toilet and a 36" long grab bar behind toilet).

Doors:

- e) 4.13 Doors shall provide 32" clear width. (Consider 3'-0" door).
- f) 4.13.6 Provide maneuvering clearance at doors in accordance with figure 25(a)(b)(c).
- g) 4.5.2 Thresholds shall comply with requirements of this section regarding changes in level. (Not more than 1/2" height and beveled if over 1/4").
- h) 4.13.9 Door hardware shall comply with this section. Hardware shall not require tight grasping, tight pinching, or twisting of the wrist to operate.

Signage:

- i) 4.1.3(16) Permanent signage shall comply with 4.30.
  - 1. Signage, where provided for permanent rooms and spaces shall provide;
    - a. braille and raised lettering as per 4.30.4,
    - b. letter/symbol to background color contrast as per 4.30.5, and
    - c. a 60" height from floor to the centerline of the sign as per 4.30.6.
  - 2. Other permanent signs which provide direction to or information about functional spaces of the building shall provide;
    - a. letter character width to height proportion as per 4.30.2,
    - b. character height proportion based on height of sign from finish floor as per 4.30.3, and
    - c. letter/symbol to background color contrast as per 4.30.5.
- 7. 101:7.2.1.5.9 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.
- 8. LAC 55:V:303.D Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)

- a) NFPA 10:5.1.4 Provide portable fire extinguishers within the following travel distances (See Tables 10:5.2.1 and 5.3.1);
  - b) Travel distance to a fire extinguisher shall not exceed 75 feet for Class A, C and D fires.
  - c) NFPA 10:1.5.6 Fire extinguishers shall not be obstructed or obscured from view.
  - d) NFPA 10:1.5.3 Fire extinguishers shall be conspicuously located where they will be readily accessible and immediately available in the event of fire. Preferably they shall be located along normal paths of travel, including exits from areas. 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.  
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.
- 9. 101:42.2.8 Provide illumination of means of egress in accordance with NFPA 101:7.8 including exit discharge (exterior).
  - 10. 101:42.2.9 Provide emergency lighting according to NFPA 101:7.9 including exit discharge (exterior).
  - 11. Insulation and insulation assemblies shall meet the requirements of Section 719, International Building Code, 2006 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.
  - 12. High hazard storage (including oxidizers) or processes are not included in this review. If this facility is planning to handle or store materials of this nature, then plans and details shall be resubmitted for review prior to starting construction.
  - 13. 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:  
KARL CLIFFORD  
ARCHITECT

CC:  
Reine Construction Corp  
Division Of Permits & Inspections (Stam)\*  
New Orleans District\* 5042194600  
St Tammany Fire Protection District No 11\*



**STATE OF LOUISIANA**  
**DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONS**

**OFFICE OF STATE FIRE MARSHAL**

**CERTIFICATE OF COMPLETION**

DATE	STATE FIRE MARSHAL PROJECT P0 _____ SYSTEM TYPE _____
	STATE FIRE MARSHAL PROJECT P0 _____ SYSTEM TYPE _____
	STATE FIRE MARSHAL PROJECT P0 _____ SYSTEM TYPE _____
	STATE FIRE MARSHAL PROJECT P0 _____ SYSTEM TYPE _____

Please list all projects pertaining to this building, scheduled for review at this time. 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 that,

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 OR ENGINEER IF REQUIRED, OTHERWISE OWNER	PRINTED 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.