



Jeff Landry
GOVERNOR

Office of State Fire Marshal

8181 Independence Blvd. Baton Rouge, LA 70806
(225) 925-4911 (800) 256-5452 Fax (225) 925-4241



Chief Bryan J. Adams
FIRE MARSHAL

PLAN REVIEW REPORT

JARED M. SIMONEAUX JARED SIMONEAUX
71588 JEFFERSON AVENUE
COVINGTON LA 70433

Project Number: **AR-26-001404**
Review Type: **Architectural Review**
Status: **RELEASED**
Date Completed: **2/12/2026**
Code Edition: **2021**

In accordance with L.R.S. 40:1574 et seq., satisfactory compliance with the requirements of the laws, rules, regulations and codes of the state that are entrusted to the State Fire Marshal to uphold must be achieved before any work is performed. As such, a permit shall not be issued or construction or installation of the scope of work identified herein shall not commence until the Status of this review is "Released" and the requirements of other state and local entities have been satisfied.

Project Description: NEW OFFICE WAREHOUSE			
Project Name: LEWIS A/C		Address: 38109 COAST BLVD, SLIDELL, LA 70460	
Funding Type: Private Project	Within City Limits? NO	Number of Stories:	High Rise Building:
Occupancy Separation Type: Non-separated Occupancies	Total Occupancy Square Feet: 5793	Project on which Floor(s): 1	Construction Type: V-B / V (000)
Additional Features (if applicable):			

Occupancy Type(s) and Square Feet		
Occupancy Type:	Square Feet:	Details:
Storage	4247	TYPE OF STORAGE FACILITY: GROUP S-1 (MODERATE HAZARD); STORAGE MATERIALS: ORDINARY HAZARD
Business	1546	

Architectural Review Type: New Construction	New Construction Type: Complete Build-out
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Facility Licensed By DHH Health Standards Section: **No**

Louisiana State Uniform Construction Code Review	
Review for the LSUCCC performed by: Office of the State Fire Marshal	3rd Party Provider's Registration Number:


Design Loads:			
First Floor Live Loads:	250	Floor Live Loads above the 1st floor:	50
Corridor Live Loads:	50		
Roof Live Loads:	20	Roof (Ground) Snow Loads:	5
Wind Design Data:			
Ultimate Design Wind Speed:	140	Nominal Design Wind Speed:	110
Risk Category:	II	Wind Exposure Category:	B
Applicable Internal Pressure Coefficient:	0.18	Comp. & Cladding Wind Pressure:	37.7
Flood Design Data			
Finish Floor Elevation:	14	Elevation of Lowest Member:	12
Flood Zone:	AE	Base Flood Elevation:	12
Design Flood Elevation:	14	Adjusted Base Flood Elevation:	14

Individuals Involved in this Project		
Name:	Role:	Address:
JARED M. SIMONEAUX	Professional of Record (A-7731)	71588 JEFFERSON AVENUE, COVINGTON, LA 70433
BUBBY LEWIS	Owner	38109 COAST BLVD, SLIDELL, LA 70460

Changes that are inconsistent with the reviewed documents are not authorized unless reviewed by this office for compliance with adopted codes, rules and laws. The changes must be submitted to this office by the Professional of Record where required by law, otherwise by the Owner, for review prior to construction and inspection. Minor changes may be submitted as supplemental information amended to this assigned project number. Changes that alter the scope of work, or that otherwise will require another full review of the project, will require a complete resubmittal of the entire scope of work with application, revised plans, and applicable review fee.

This review shall in no way permit or authorize any omissions or deviations from the specific requirements of the adopted codes, rules and regulations of the state. Construction permits must be issued or installation must commence within 180 days from the date of the "Released" Status for this submittal.

Occupancy of the project will not be permitted until a satisfactory inspection of the completed construction has been made by this office. Please allow at least two (2) weeks advanced notice to schedule inspections.

Review Completed By	
Signature: 	
Name: David Jones	Badge No.: 459

Distribution List		
Name	Firm Name	Role
ST TAMMANY FIRE PROTECTION DISTRICT NO 1*		Fire Prevention Bureau
CITY OF SLIDELL*		

Cautionary Codes

The items listed below are comments for informational purposes or identified requirements that will be verified upon final inspection by this office. These requirements need not be addressed back to the reviewer, however should be addressed prior to construction and inspection scheduling. Failure to comply with or otherwise address these items may affect final occupancy and use of the structure.

- 1 Scope of work:

Classification of Work: New Construction

Sprinkler System: No
Fire Alarm System: No

LSC:
Storage
Business

IBC:
Storage Group S-1

Business Group B
- 2 FIRE PROTECTION SYSTEMS:
 - 2.1 LAC 55:V:303.E Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)
Classification:
 - Class A fires: fires in ordinary combustibles materials, such as wood, cloth, paper, rubber and many plastics. Travel distance to a fire extinguisher shall not exceed 75 feet.
 - Class B fires: fires in flammable liquids, combustible liquids, petroleum greases, tars, oils, oil-based paints, solvents, lacquers, alcohols and flammable gases. Travel distance to a fire extinguisher shall not exceed 30 feet for Class B fires (liquids). (May be increased to 50 feet for Light (low) Hazard fires with 10-B extinguisher, for Ordinary (moderate) Hazard fires with 20-B extinguisher, and for Extra (high) Hazard fires with 80-B extinguisher). See Table 10:6.3.1.1.
 - Class C fires: fires that involve energized electrical equipment. Travel distance to a fire extinguisher shall not exceed 75 feet.
 - 2.2 NFPA 10:6.1.3 Fire extinguishers shall be conspicuously located where they will be readily accessible and immediately available in the event of fire. Locate portable fire extinguishers along normal paths of travel, including exits from areas.
 - NFPA 10:6.1.3.3.1 Fire extinguishers shall not be obstructed or obscured from view.
 - NFPA 10:6.1.3.8 Top of fire extinguisher, having a gross weight less than 40 lb, shall be not more than 5 feet above the floor; if gross weight 40 lbs or greater, 3-1/2 feet above the floor. The bottom of a hand portable fire extinguisher shall not be less than 4" above the floor.
 - 2.3 101:8.2.2.2 and IBC 707.5 Fire compartments shall be formed with fire barriers that comply with Section 8.3 and are continuous in accordance with Section 8.3.1.2 from outside wall to outside wall or from one fire barrier to another, or a combination thereof, including continuity from the floor through all concealed spaces, such as those found above a ceiling, including interstitial spaces. Continuity is permitted to terminate at a ceiling, if the construction assembly of the ceiling has a fire resistance rating not less than that of the fire barrier. In combustible construction, hollow vertical spaces within the fire barrier wall shall be fireblocked at every floor level, per IBC Section 718.2. Joints and voids at intersections shall comply with IBC Sections 707.8 and 707.9.
 - 2.4 IBC 714 and 101:8.3.5 Penetrations through rated construction shall be sealed by approved firestop systems or devices tested in accordance with ASTM E814 or UL 1479.
 - Notify the District Office identified at the end of the attached PROJECT DATA REPORT 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.
 - 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.
- 3 BUILDING CONSTRUCTION and COMPARTMENTATION:
 - 3.1 IBC 504: The proposed construction IS WITHIN the allowable height and area limitations of Tables 504.3, 504.4, and 506.2.
 - 3.2 The construction type is indicated to be Type V-B per IBC Section 602.
- 4 MEANS OF EGRESS:
 - 4.1 101:7.5.2.1 and IBC 1016.2 Egress shall not be through a room subject to locking in the direction of egress.
- 5 EGRESS DOORS:
 - 5.1 101:7.2.1.3.1, 101:7.1.6.3, and IBC 1010.1.4 through 1010.1.6 The floor elevation shall not change by more than 1/2" from one side of a door to the other.

- 5.2 101:7.2.1.3 and IBC 1010.1.4 through 1010.1.6 Provide level landings outside exterior doors that are within 1/2" of the interior finish floor elevation.
- 5.3 101:7.2.1.5 and IBC 1010.2 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.
- 5.4 101:7.2.1.5.10 and IBC 1010.2.1 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.

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INTERIOR INSULATION and FINISHES:

BUSINESS

- a. IBC Table 803.13: Interior walls and ceiling finishes at interior exit stairways and ramps and exit passageways shall be Class A: Flame spread 0-25 smoke-developed 0-450.
- b. IBC Table 803.13: Interior walls and ceiling finishes at corridors and enclosure for exit access stairways and ramps shall be Class B: Flame spread 0-75; smoke-developed 0-450.
- c. IBC Table 803.13: Interior walls and ceiling finishes at rooms and enclosed spaces shall be Class C: Flame spread 0-200; smoke-developed 0-450.

STORAGE

- a. IBC Table 803.13: Interior walls and ceiling finishes interior exit stairways and ramps and exit passageways shall be Class B: Flame spread 0-75 smoke-developed 0-450.
- b. IBC Table 803.13: Interior walls and ceiling finishes at corridors and enclosure for exit access stairways and ramps shall be Class B: Flame spread 0-75 smoke-developed 0-450.
- c. IBC Table 803.13: Interior walls and ceiling finishes at rooms and enclosed spaces shall be Class C: Flame spread 0-200; smoke-developed 0-450.

- 6.1 LAC 55:305 Insulation and insulation assemblies shall meet the requirements of Section 720, International Building Code, 2021 Edition.
- Concealed and exposed insulation shall have a flame spread of 0-25 and a smoke developed of 0-450 in accordance with IBC 720.
 - Cellulose fiber thermal insulation shall meet the requirements of paragraph IBC 720.

Foam Plastic Insulation shall meet the requirements of IBC 2603, and NFPA 101:10.2.4.3.

- Foam plastic shall have a flame spread of 0-25 and a smoke developed of 0-450 where tested in accordance with the provisions of IBC 2603.3 and NFPA 101:10.2.4.3.

Thermal barriers shall protect foam plastic insulation in accordance with IBC 2603.4.

- Intumescent coatings used as an alternative to the thermal barrier required over foam plastic insulation shall be approved by this office prior to installation. Provide evaluation report(s) for review that document test results in accordance with the provisions of IBC 2603.9 and NFPA 101:10.2.4.3 as a complete assembly.

- Approved alternative thermal barrier coatings shall be tested on the foam plastic insulation product proposed and listed as a complete assembly related to actual end-use configuration. Such coatings shall be applied to the thickness indicated by the evaluation report.

Ignition barrier assemblies or other intumescent coatings tested in accordance with provisions other than those referenced by IBC 2603.9 are NOT an acceptable alternative to the thermal barrier.

- Alternative Ignition barriers complying with IBC 2603.4.1.6 may protect foam plastic insulation used in attics or crawl spaces, where entry is made only for service of utilities, in lieu of the thermal barrier.

7	<p>ACCESSIBILITY FEATURES:</p> <p>a. ADA-ABA:604.1 Water closets and toilet compartments shall comply with 604.2 through 604.8 and 603 as follows:</p> <ol style="list-style-type: none"> 1. 604.2 The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the nearest adjacent wall (17 inches minimum to 19 inches maximum in an ambulatory accessible toilet compartment specified in 604.8.2). 2. 604.3.1 Provide a clearance around the water closet that complies with Figure 604.3.1. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall. (NOTE: As per 604.3.2 No other fixtures or obstructions shall be located within the required water closet clearance.) 3. 603.2.1 Provide a 5' turning radius or T-shaped turning space complying with 304 within the room (located outside of any stalls and clear of all fixtures.) 4. 604.4 The seat height above the finish floor shall be 17" minimum to 19" maximum to the top of the seat. 5. 604.5 Grab bars for water closets shall comply with 609. (Provide a 42" long grab bar adjacent to the toilet and a 36" long grab bar behind the toilet.) 6. 604.6 Flush controls shall be located on the open side of the water closet. 7. 604.7 Toilet paper dispensers shall comply with Figure 604.7. <p>b. ADA-ABA:606.1 Lavatories and sinks shall comply with the following:</p> <ol style="list-style-type: none"> 1. 606.2 Provide a clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. 2. 606.3 Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground. 3. 606.4 and 309 Controls for faucets shall not require tight grasping, pinching, or twisting of the wrist. 4. 606.5 Water supply and drain pipes shall be insulated or covered. <p>c. ADA-ABA: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).</p> <p>d. ADA-ABA:302 Floor and ground surfaces shall be stable, firm, and slip-resistant.</p> <p>e. ADA-ABA: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")</p> <p>f. ADA-ABA:308.1 Reach ranges shall comply with 308 as follows:</p> <ol style="list-style-type: none"> 1. 308.2.1 Where a forward reach is unobstructed, the forward reach shall comply in accordance with Figure 308.2.1. 2. 308.2.2 Where a high forward reach is over an obstruction, the forward reach shall comply in accordance with Figure 308.2.2. 3. 308.3.1 Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high reach shall comply in accordance with Figure 308.3.1. 4. 308.3.2 Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over the obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum with a high side reach in accordance with Figure 308.3.2. <p>g. ADA-ABA: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.</p>
8	<p>NOTE: THE FOLLOWING IS A REVIEW FOR COMPLIANCE WITH THE REQUIREMENTS OF THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE (LSUCC). THIS PORTION OF THE 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.</p> <p>Codes Referenced:</p> <p>2021 International Building Code (IBC) not including Chapters 1, 11, 27, and 29 with Louisiana Amendments; 2021 International Existing Building Code (IEBC) not including Chapter 1; 2021 International Mechanical Code (IMC); 2021 International Plumbing Code (IPC) with Louisiana Amendments; 2021 International Fuel Gas Code (IFGC); 2020 National Electric Code (NEC); 2021 International Energy Conservation Code (IECC).</p>
9	<p>BUILDING PLANNING:</p> <p>a. Special Occupancy Areas: There are NO special detailed requirements.</p> <p>b. Accessory Use Areas: There is NO accessory occupancy per IBC Section 508.2.</p>
10	<p>INTERIOR ENVIRONMENT:</p> <p>10.1 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 1210.2.1.</p> <p>10.2 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.</p>
11	<p>STRUCTURAL:</p>

11.1	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:
	<p>Gravity Load Data: Minimum live loads shall be in accordance with IBC Table 1607.1 or ASCE 7-16 Table 4-1 Minimum Snow loads shall be in accordance with IBC Fig. 1608.2 or ASCE 7-16 Fig. 7.1. - First Floor live loads are indicated as 250 psf. - Floor live loads above the first floor are indicated as 50 psf. - Corridor live loads are indicated as 50 psf. - Roof live loads are indicated as 20 psf. - Ground Snow loads are indicated as 5 psf.</p> <p>Wind Design Data: Wind loads on every building or structure shall be determined in accordance with Chapter 26 through 30 of ASCE 7-16, per IBC 1609.1.1. - Basic design wind speed, V is indicated as 140 MPH; [IBC 1609.3 and/or ASCE 7 Figures 26.5-1a, 26.5-1b, and 28.5.1c] - Allowable Stress Design Wind Speed, V_{as} is indicated as 110 MPH; [IBC 1609.3.1 and/or ASCE 7 Figures 26.5-1a, 26.5-1b, and 26.5.1c. Conversion is required per IBC 1609.3.1] - Risk category is indicated as II; [IBC Table 1604.5 and/or ASCE 7 Table 1.5-1] - Wind exposure category is indicated as B; [IBC Section 1609.4.3] - The internal pressure coefficient is indicated as 0.18; [ASCE 7 Table 26.9-1] [IBC Table 1609.6.2]; - Design wind pressures used for the design of exterior components and cladding are 37.7 psf. Protection of openings for wind-borne debris is required. COORDINATE METHOD OF OPENING PROTECTION WITH THE LOCAL BUILDING OFFICIAL</p> <p>Flood Design Data: The flood hazard area established for the site is identified as Zone AE; [IBC 1603.1.7] 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 base flood elevation, BFE, is indicated as 12 ft. - The design flood elevation, DFE, is indicated as 14 ft. - The elevation of the proposed lowest floor, including basement, (not subject to high-velocity wave action) is indicated as 14 ft.</p>
12	MECHANICAL SYSTEMS:
12.1	Attics containing appliances requiring access shall be provided with an opening and unobstructed passageway large enough to allow removal of the largest appliance in accordance with this section. The clear access opening dimensions shall be a minimum of 20 inches wide by 30 inches high and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the appliance, where such dimensions are large enough to allow removal of the largest appliance, per IMC Section 306.3.
12.2	Provide a lighting fixture in the Mechanical room, controlled by a switch located at the access opening. A receptacle outlet shall be provided at or near the appliance/equipment location, per IMC Section 306.3.1.
12.3	The minimum ventilation rate of outdoor air shall be determined in accordance with IMC Section 403.3.
12.4	Air distribution, ventilation and exhaust systems shall be provided with means to adjust the system to achieve the design airflow rates and shall be balanced by an approved method. Ventilation air distribution shall be balanced by an approved method and such balancing shall verify that the air distribution system is capable of supplying and exhausting the airflow rates required by Chapter 4.
12.5	Local exhaust systems shall be provided in kitchens, bathrooms and toilet rooms and shall have the capacity to exhaust the minimum airflow rate determined in accordance with Table 403.3.2.3.
13	PLUMBING SYSTEMS:
13.1	Plumbing shall comply with the requirements of R.S. 40:1730.26 and R.S. 40:1730.28 in accordance with the 2021 International Plumbing Code with Louisiana Amendments.
13.2	Required testing shall be in accordance with IPC Sections 312.2 through 312.10 with Louisiana amendments.
13.3	IPC 425.2 Water closet bowls for public or employee toilet facilities shall be of the elongated type.
13.4	IPC 425.3 Water closets shall be equipped with seats of smooth, nonabsorbent material. All seats of water closets provided for public or employee toilet facilities shall be of the hinged open-front type. Integral water closet seats shall be of the same material as the fixture. Water closet seats shall be sized for the water closet bowl type.
13.5	<p>IPC 605.2.1 All potable water pipes, fittings, valves, and fixtures used to provide water for human consumption shall be lead free and shall be evaluated and listed as conforming with NSF/ANSI 372. Any solder or flux which is used in the installation or repair of any public water system or any plumbing in a residential or nonresidential facility providing water for human consumption shall be lead free. The lead-free requirement above shall not apply to: - leaded joints necessary for the repair of existing cast iron pipes; - fire hydrants, pipes, pipe fittings, plumbing fittings, or fixtures, including backflow preventers, that are used exclusively for nonpotable services such as manufacturing, industrial processing, irrigation, outdoor watering, or any other uses where the water is not anticipated to be used for human consumption; or - toilets, bidets, urinals, fill valves, flushometer valves, tub fillers, shower valves, service saddles, or water distribution main gate valves that are 2 inches in diameter or larger.</p>
13.6	IPC 906 Vent pipes shall be sized in accordance with Chapter 9, Table 906.1, coordinate with the local building official.
14	FUEL GAS: NO NEW WORK INDICATED, NOT REVIEWED

15	ELECTRICAL SYSTEMS:
15.1	NEC:334.12 Types NM and NMC cables shall not be permitted to be exposed in dropped or suspended ceilings.
15.2	NEC:440.12 Provide a disconnecting means for air-conditioning and refrigerating equipment.
16	INTERNATIONAL ENERGY CONSERVATION CODE:
16.1	LRS 40:1730.28.5- The documentation provided for the subject facility appears to comply with the International Energy Conservation Code, 2021 edition.
17	GENERAL COMMENTS:
17.1	LRS 40:1664.4 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.
17.2	LRS 40:1664.4 All work and inspections of portable fire extinguishers shall be performed by a life safety and property protection contractor licensed with the appropriate endorsement by the Office of the State Fire Marshal. Portable fire extinguishers shall be certified annually. - For Inspection, see NFPA 10:7.2 - For Maintenance, see NFPA 10:7.3 - For Recharging, see NFPA 10:7.8