Office of State Fire Marshal

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

PLAN REVIEW REPORT

Jeff Landry
GOVERNOR

Chief Bryan J. Adams
FIRE MARSHAL

DARBY CLARKE
10266 PARKVIEW DR.
BATON ROUGE LA 70815

Project Number:	**AR-26-005314**
Review Type:	**Architectural Review**
Status:	**RELEASED**
Date Completed:	**6/9/2026**
Code Edition:	**2021**

A SATISFACTORY INSPECTION FOR OCCUPANCY HAS NOT YET BEEN COMPLETED BY THIS OFFICE.

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 CONSTRUCTION OF A SINGLE STORY STORAGE S2 WITH AN ATACHED RESIDENTIAL R3**		
Project Name: **RAWLIN CARTER PRUDENTIAL FINANCIAL ADVISOR**		Address: **1720 W 21 ST AVENUE, COVINGTON, LA 70433**	
Funding Type: **Private Project**	Within City Limits? **YES**	Number of Stories:	High Rise Building:
Occupancy Separation Type: **Separated Occupancies**	Total Occupancy Square Feet: **2898**	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	**1905**	**TYPE OF STORAGE FACILITY: GROUP S-2 (LOW HAZARD); STORAGE MATERIALS: NONCOMBUSTIBLE**
Residential	**910**	**RESIDENTIAL BUILDING: GROUP R-3 (SMALL MISCELLANEOUS, OTHER); NUMBER OF OCCUPANTS: 1**

Architectural Review Type:	New Construction Type:
New Construction	**Complete Build-out**

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:	**20**	Floor Live Loads above the 1st floor:	**50**
Corridor Live Loads:	**100**		
Roof Live Loads:	**20**	Roof (Ground) Snow Loads:	**5**
Wind Design Data:			
Basic Wind Speed:	**140**		
Risk Category:	**2**	Wind Exposure Category:	**2**
Applicable Internal Pressure Coefficient:	**.18**	Comp. & Cladding Wind Pressure:	**30**
Flood Design Data			
Finish Floor Elevation:	**NA**	Elevation of Lowest Member:	**NA**
Flood Zone:	**X**	Base Flood Elevation:	**NA**
Design Flood Elevation:	**NA**	Adjusted Base Flood Elevation:	**NA**

Individuals Involved in this Project		
Name:	Role:	Address:
DARBY B. CLARKE	**Professional of Record (A-8517)**	**10266 PARKVIEW DR., BATON ROUGE, LA 70815**
RAWLIN CARTER	**Owner**	**215 ST ANN DRIVE, SUITE 3, MANDEVILLE, LA 70471**
DRAKE ANTHONY CLARKE	**Additional Contact (BUILDING DESIGNER)**	**1922 1ST STREET, SLIDELL, LA 70458**

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 Campisi	Badge No.:	624

Distribution List		
Name	**Firm Name**	**Role**
CITY OF COVINGTON*		

DIVISION OF PERMITS & INSPECTIONS (STAM)*		
DISTRICT 12 FIRE PREVENTION BUREAU*		
CITY OF COVINGTON BUILDING OFFICIAL*		Other
ST TAMMANY FIRE PROTECTION DISTRICT #2*		Fire Prevention Bureau
ST TAMMANY FIRE PROTECTION DISTRICT NO 12*		Fire Prevention Bureau

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 **Updated Scope of Work 060926**: Per revised plan and communication from POR the residential occupancy will be changed to Business with accommodations for office and breakroom with residential cooktop and accessible bathroom. The covered porch is not considered within the building area as there is no horizontal projection of roof. The occupant load is calculated to be approximately

Scope of work: This review applies to a new separated mixed occupancy building. Documents indicate fire area to be approximately 2,238sf exclusive of the covered porch as it is not within the horizontal projection of roof line. A 2 hour fire separation wall per UL design U302 is indicated to be between the 1 bedroom/kitchen area and warehouse storage area.

This review is per:
NFPA: Business (office/breakroom) and Storage(warehouse)
IBC: Group B and Group S-1

1.1 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.

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 combustible materials, such as wood, cloth, paper, rubber and many plastics. Travel distance to a fire extinguisher shall not exceed 75 feet.
- Class K fires: fires in cooking appliances that involve combustible cooking media (vegetable or animal oils and fats.) Travel distance to a fire extinguisher shall not exceed 30 feet for Class K fires (cooking appliances). See NFPA 10:6.6.

2.2 Residential cooking equipment in BREAKROOM 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 96:1.1.5 and ANNEX statement A.1.1.5). (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).

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 / V (000) per IBC Section 602.

3.3 101:8.2.2.2 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.

3.4 101:8.2.3 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.

- 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. 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.

3.5 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.

4 **MEANS OF EGRESS:**

4.1 101:42.2.8 and IBC 1008 Provide illumination of means of egress in accordance with 101:7.8 and IBC 1008, including exit discharge (exterior).
(...VERIFY THAT LIGHTING IS PROVIDED AT EXTERIOR SIDE OF EGRESS DOORS AND ADJACENT TO DOORS AT WAREHOUSE AND OFFICE PORTIONS OF BUILDING...)

4.2 101:42.2.9 and IBC 1008 Provide emergency lighting according to 101:7.9 and IBC 1008.3, including exit discharge (exterior).
(...VERIFY THAT EMERGENCY LIGHTING IS PROVIDED AT EXTERIOR SIDE OF EGRESS DOORS AND ADJACENT TO DOORS FROM WAREHOUSE...)

5 **EGRESS DOORS:**

5.1 101:7.2.1.5 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.

6 **INTERIOR INSULATION and FINISHES:**

6.1 101:26 & 42.3.3 and IBC 803 Interior walls and ceiling finishes shall be Class C: flame spread of 0-200 and a smoke development rating of 0-450.

6.2 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 **MEP:**

7.1 101:9.2.1 and IMC 606.2.1 Install smoke detectors to automatically stop the fan in supply and return HVAC duct systems over 2000 cfm in accordance with NFPA 90A:6.4.2(1) and IMC 606.2.1.

- Where fire alarm system is required, duct detectors shall be connected to building alarm system.

- NFPA 90A:6.4.4.3 Where smoke detectors required by Section 6.4 are installed in a building NOT equipped with an approved protective signaling system, provide the following:
- The smoke detector activation required by Section 6.4 shall cause a visual AND an audible signal in a normally occupied area, and;
- Smoke detector trouble conditions shall be indicated visually OR audibly in a normally occupied area and shall be identified as air duct detector trouble.
Provide a remote alarm indicator/annunciator in accordance with NFPA 72:17.4.8 for these conditions.

8 **ACCESSIBILITY FEATURES:**

8.1 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 equivalency 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 observations and paragraph references are noted as follows:

(...COMPLIANCE IS IN REFERENCE TO BUSINESS OCCUPANCY PORTION OF BUILDING ONLY...)

8.2 After consultation with the Louisiana Rehabilitation Services, it has been determined that this office will NOT require this facility to comply with any of the ADA-ABA Accessibility Guidelines or LSC requirements for individuals with disabilities, with the following stipulations:
- No attached office spaces are allowed with this exception.
- No floor plan modifications are permitted. Office additions, and spaces created which constitute a change in use, shall provide access to persons with disabilities and shall conform to the provisions for new construction.
- Visual alarm notification shall be provided if a fire alarm system is required by Code.
- If a complaint is received about discrimination in hiring of individuals with disabilities or concerning access to any part of the facility, this office reserves the right to investigate the complaint and reserves the right to require the facility or a portion thereof to be upgraded to comply with the accessibility requirements enforced by this office.
- Please note that this document references specific compliance with state regulations and does not guarantee, or attempt to circumvent, compliance with federal law.
- 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).

9 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.
Codes Referenced:
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).

(...PROVIDE REVISED MEP PLANS FOR REVIEW PRIOR TO FINAL ACCEPTANCE OF PROJECT...)

10 **INTERIOR ENVIRONMENT:**

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.

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.

11 **STRUCTURAL:**

11.1 **Gravity Load Data:**
- First Floor live loads are indicated as 50 psf.
- Corridor live loads are indicated as 100 psf.
- Roof live loads are indicated as 20 psf.
- Ground Snow loads are indicated as 5 psf.

Wind Design Data:
- Basic design wind speed, V is indicated as 108 MPH; [IBC 1609.3 and/or ASCE 7 Figures 26.5-1a, 26.5-1b, and 28.5.1c]
- 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]; Protection of openings for wind-borne debris is NOT required.

Flood Design Data:
The flood hazard area established for the site is identified as Zone X; [IBC 1603.1.7]

11.2 **CONSTRUCTION MATERIALS:**

11.3 Each pane of glazing shall bear the manufacturer's mark designating the type and thickness of the glass or glazing material, or submit an affidavit by the glazing contractor certifying that each light is glazed in accordance with approved construction documents that comply with the provisions of IBC Chapter 24.

12 **MECHANICAL SYSTEMS:**
- See additional comments under MEP Header.

12.1 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.

12.2 Provide at least 50 cfm continuous exhaust airflow, or 70 cfm intermittent exhaust airflow, per water closet or urinal at toilet rooms per IMC Table 403.3.1.1.

12.3 Flexible air ducts, both metallic and nonmetallic, shall comply with IMC Sections 603.6.1, 603.6.1.1, 603.6.3 and 603.6.4. Flexible air connectors, both metallic and nonmetallic, shall comply with IMC Sections 603.6.2 through 603.6.4.

12.4 Duct insulation shall conform to the requirements of IMC Sections 604.2 through 604.13, IECC Section 501.1, and ANSI/ASHRAE/IESNA 90.1-2004, per IMC.
- Supply and return ducts and plenums installed in exterior locations, ventilated attics, and unvented attics above insulated ceilings shall be thermally insulated with minimum R-6 insulation on the supply side and minimum R-3.5 insulation on the return side, per ANSI/ASHRAE/IESNA 90.1-2004 Table 6.8.2B.
- Supply and return ducts and plenums installed in unvented attics with roof insulation and in unconditioned spaces, (including crawl spaces, both ventilated and nonventilated), shall be thermally insulated with minimum R-3.5 insulation on the supply side. No minimum R-value is required on the return ducts, per ANSI/ASHRAE/IESNA 90.1-2004 Table 6.8.2B.

13 IPC 412.5 A floor drain shall be required in public toilet rooms, excluding hotel/motel guest rooms or patient rooms of a hospital or nursing home.
- LRS 40:1730.28.2.A(3) Floor drains and traps shall be equipped with an approved trap primer to maintain the water seal in accordance with IPC 1002.4.1.

(...VERIFY THAT FLOOR DRAIN IS PROVIDED AT BATHROOM LOCATED WITHIN OFFICE PORTION OF BUILDING. ORIGINAL PLUMBING PLAN INDICATES A FLOOR DRAIN TO BE INSTALLED HOWEVER THE AR FLOOR PLAN DOES NOT INDICATE A FLOOR DRAIN...)

14 **FUEL GAS:**
- No Fuel Gas work is indicated.

15 ELECTRICAL SYSTEMS:

15.1 NEC 210.8(B) Other Than Dwelling Units. Provide GFCI protection for personnel at ALL 125-volt through 250-volt receptacles supplied by single-phase branch circuits rated 150 volts or less to ground, 50 amperes or less, and ALL receptacles supplied by three-phase branch circuits rated 150 volts or less to ground, 100 amperes or less, installed in the following locations specified in 210.8(B)(1) through 210.8(B)(12):
- Bathrooms
- Kitchens or areas with a sink and permanent provisions for either food preparation or cooking
- Rooftops
- Outdoors
- Sinks where receptacles are installed within 6 ft of the top inside edge of the bowl of the sink
- Indoor damp and wet locations
- Locker rooms with associated showering facilities
- Garages, accessory buildings, service bays, and similar areas other than vehicle exhibition halls and showrooms
- Crawl spaces – at or below grade level
- Unfinished areas of basements
- Laundry areas
- Bathtubs and shower stalls – where receptacles are installed within 6 ft of the outside edge of the bathtub or shower stall

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 40:1711 Provide safety glazing in hazardous locations. (See IBC 716.1.2.1 and 2406)
(...PROVIDE SAFETY GLAZING IN DOORS, IN WINDOWS/LITES ADJACENT TO DOORS AND IN MIRRORS...)