



Jeff Landry  
GOVERNOR

# Office of State Fire Marshal

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Chief Bryan J. Adams  
FIRE MARSHAL

## PLAN REVIEW APPLICATION

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

Project Number: **AR-25-017555**  
Review Type: **Architectural Review**  
Status: **CORRECTIONS REQUESTED**  
Date Completed:  
Code Edition: **2021**

**DEFICIENCIES CITED ON THE PROJECT**

**RECORD NOT OFFICIAL UNTIL RELEASED/PROJECT NOT ACCEPTABLE FOR PERMITTING**

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: <b>THIS WAS AN EXISTING DOCTORS OFFICE THAT WILL NOW BE A CHILDCARE CENTER</b>			
Project Name: <b>THREE PEAS IN A POD EARLY LEARNING CENTER</b>		Address: <b>2965 GAUSE BLVD, SLIDELL, LA 70461</b>	
Funding Type: <b>Private Project</b>	Within City Limits? <b>NO</b>	Number of Stories:	High Rise Building:
Occupancy Separation Type:	Total Occupancy Square Feet: <b>7503</b>	Project on which Floor(s): <b>1</b>	Construction Type: <b>II-B / II (000)</b>
Additional Features (if applicable):	<b>Sprinkler System - 13, Fire Alarm System</b>		

Occupancy Type(s) and Square Feet		
Occupancy Type: <b>Institutional</b>	Square Feet: <b>7503</b>	Details: <b>INSTITUTIONAL BUILDING TYPE: GROUP I-4 (DAY-CARE); NUMBER OF CHILDREN OVER 2-1/2 YEARS OF AGE: 35; NUMBER OF CHILDREN 2-1/2 YEARS OF AGE OR LESS: 10; NUMBER OF ADULTS: 0</b>

Renovation		
Renovation or Addition:	<b>Alteration Level 3 (more than 50% of the building's physical value), Change in use of the building</b>	
Date of Original Building Construction:	<b>5/18/1989</b>	
Date of Latest Major Renovation to this Building:	<b>4/17/2012</b>	
Existing Square Feet:	Additional Square Feet:	Renovated Square Feet:
<b>7503</b>		<b>7503</b>
Previous Occupancies:	<b>Business</b>	
Generator Installation:		

Facility Licensed By DHH Health Standards Section: **No**

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

Design Loads:	
First Floor Live Loads: <b>40</b>	Floor Live Loads above the 1st floor: <b>75</b>
Corridor Live Loads: <b>100</b>	
Roof Live Loads: <b>20</b>	Roof (Ground) Snow Loads: <b>5</b>
Wind Design Data:	
Ultimate Design Wind Speed:	Nominal Design Wind Speed: <b>110</b>
Risk Category: <b>II</b>	Wind Exposure Category: <b>B</b>
Applicable Internal Pressure Coefficient: <b>0.18</b>	Comp. & Cladding Wind Pressure: <b>142</b>
Flood Design Data	
Finish Floor Elevation: <b>N/A</b>	Elevation of Lowest Member: <b>N/A</b>
Flood Zone: <b>N/A</b>	Base Flood Elevation: <b>N/A</b>
Design Flood Elevation: <b>N/A</b>	Adjusted Base Flood Elevation: <b>N/A</b>

Individuals Involved in this Project		
Name:	Role:	Address:
<b>JARED M. SIMONEAUX</b>	<b>Professional of Record (A-7731)</b>	<b>71588 JEFFERSON AVENUE, COVINGTON, LA 70433</b>
<b>MELISSA FALLS</b>	<b>Owner</b>	<b>2965 GAUSE BLVD., SLIDELL, LA 70461</b>

Deficiencies	
1	<p>REFER TO DEFICIENCIES CITED AND/OR ADDITIONAL INFORMATION REQUESTED. PLEASE UPLOAD REVISED FLOOR PLANS INDICATING CORRECTIONS MADE AND/OR UPLOAD YOUR RESPONSE TO ADDITIONAL INFORMATION REQUESTED, AND THEN HIT/CLICK THE "SUBMIT" BUTTON TO CONTINUE THE REVIEW PROCESS.</p> <p><b>REFER TO THE ATTACHMENTS SECTION IN THE OSFM IMS FOR OSFM COMMENTS FILE ATTACHMENT.</b></p> <p>1.1 101:16.3.5 and/or IBC 903 Provide supervised automatic sprinkler protection in accordance with 101:9.7.2.</p> <p>- LRS 40:1574 Submit automatic sprinkler system shop drawings ON-LINE at <a href="https://lasfm.louisiana.gov/">https://lasfm.louisiana.gov/</a>. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. LINK the associated "AR" (architectural project) submittal, or reference it in the PROJECT NAME.</p> <p>Note: See Interpretive Memorandum 2013-03 for submittal requirements.</p> <p><b>(...AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED TO BE INSTALLED THROUGHOUT THE BUILDING. PLEASE, ACKNOWLEDGE THIS REQUIREMENT.)</b></p>

- 1.2 101:16.3.4 and IBC 907 Provide a fire alarm system in accordance with Section 9.6 and IBC 907.5. In facilities required to be fully accessible, alarm notification shall be by both audible and visual means in accordance with NFPA 72.
- LRS 40:1574 Submit fire alarm system shop drawings ON-LINE at <https://lasfm.louisiana.gov/>. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. LINK the associated "AR" (architectural project) submittal, or reference it in the PROJECT NAME.
- (...A FIRE ALARM SYSTEM IS REQUIRED TO BE INSTALLED THROUGHOUT THE BULDING. PLEASE, ACKNOWLEDGE THIS REQUIREMENT.)**
- 1.3 101:16.3.4.5(1) Provide a smoke detection system in accordance with Section 9.6 with detectors on each story in front of doors to the stairways and in the corridors of all floors occupied by the day-care occupancy.
- (...SMOKE DETECTION IS REQUIRED AS PART OF THE FIRE ALARM SYSTEM.)**
- 1.4 101:16.3.4.5(2) Provide a smoke detection system in accordance with Section 9.6 with detectors in lounges, recreation areas and sleeping rooms in the day-care occupancy.
- (...SMOKE DETECTION IS REQUIRED AS PART OF THE FIRE ALARM SYSTEM.)**
- 1.5 101:16.3.2 Separate LAUNDRY ROOM from other parts of the building by 1 hour fire resistive construction with self-closing 45 minute labeled door/frame assembly in accordance with Section 8.7.1 WITHOUT WINDOWS, -AND- provide automatic sprinkler protection in accordance with Section 9.7.
- (...IF THE CLOTHES WASHER / DRYER ARE DOMESTIC TYPE, THEN PROTECTION FROM HAZARDS IS NOT REQUIRED; HOWEVER, IF THE WASHER / DRYER ARE COMMERCIAL TYPE, THEN PROTECTION FROM HAZARDS IS REQUIRED. PLEASE, CLARIFY TYPE OF LAUNDRY MACHINES.)**
- 1.6 101:14.3.6 Separate corridors in fully sprinklered buildings from use areas with minimum smoke partitions complying with NFPA 101:8.4, having self-closing, or automatic-closing, doors for openings serving all spaces except normally occupied classrooms.
- (...CORRIDORS WALLS ARE REQUIRED TO BE CONSTRUCTED AS SMOKE PARTITIONS [TO RESTRICT THE PASSAGE OF SMOKE].)**
- 1.7 IBC 1020.5 Dead end corridors shall not exceed 20 feet.
- (...FOR NON-SPRINKLERED BUILDINGS, DEAD END CORRIDORS SHALL NOT EXCEED 20 FT. [50 FT. MAX FOR SPRINKLERED BUILDINGS].)**
- 1.8 NOTE: HOOD CONSTRUCTION IS NOT AUTHORIZED until a satisfactory review by this office is performed for determining compliance with minimum code requirements. Compliance with NFPA 96, regarding cooking hood construction/installation, cannot be determined with the documents received. (See "Kitchen Exhaust Hood/Duct/Suppression System Requirements" at [http://lasfm.org/doc/prh\\_suppression-requirements.pdf](http://lasfm.org/doc/prh_suppression-requirements.pdf) for guidance). The following specific information was not apparently provided:
- Hood and duct sizes, metal type and gauge (thickness).
  - The type of construction at the walls, attic and roof adjacent to the hood and duct.
  - The clearance between the hood and surrounding walls and ceiling.
  - The clearance between the exhaust duct and surrounding structure at the ceiling, the attic, and the roof.
  - The clearances at the exhaust fan assembly.
  - Exhaust fan and make-up air fan (CFM) capacities and duct sizes.
- (...A COMMERCIAL EXHAUST HOOD WITH FIRE SUPPRESSION SYSTEM IS REQUIRED TO PROTECT THE TWO RANGES IN THE WARMING KITCHEN. TO AVOID THIS REQUIREMENT, ONLY ONE 4-BURNER RANGE IS PERMITTED AND ITS FUNCTION IS LIMITED TO WARMING-ONLY.)**
- 1.9 ADA-ABA:208 Provide accessible parking spaces. 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.
- ADA-ABA:502.6 Signs identifying van parking spaces shall contain the designation "van accessible" and shall be mounted 60" minimum above the finish floor or ground surface measured to the bottom of the sign.
- (...ENSURE THAT AT LEAST ONE OF THE ADA PARKING SPACES IS IDENTIFIED AND SIZED TO COMPLY WITH VAN ACCESSIBLE PARKING SPACE REQUIREMENTS.)**

- 1.10 ADA-ABA:604.1 Water closets and toilet compartments shall comply with 604.2 through 604.8 and 603 as follows:
- 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).
  - 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.)
  - 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.)
  - 604.4 The seat height above the finish floor shall be 17" minimum to 19" maximum to the top of the seat.
  - 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.)
  - 604.6 Flush controls shall be located on the open side of the water closet.
  - 604.7 Toilet paper dispensers shall comply with Figure 604.7.
  - 604.8 Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 through 604.8.3 as follows:
    - 604.8.1 Wheelchair Accessible Compartments
      - 604.8.1.1 Wheelchair compartments shall be sized in accordance with Figure 604.8.1.1.
      - 604.8.1.2 Toilet compartment doors, including hardware, shall comply with Section 404 and located in accordance with Figure 604.8.1.2.
      - 604.8.1.3 Compartments shall be arranged for a left-hand or right-hand approach to the water closet.
      - 604.8.1.4 Provide toe clearance in accordance with Figure 604.8.1.4.
      - 604.8.1.5 Grab bars shall comply with Section 609. (Provide a 42" long grab bar adjacent to the toilet and a 36" grab bar behind the toilet.)

ADA-ABA:604.1 Water closets and toilet compartments for children's use shall be permitted to comply with 604.9.

**(...NEW MULTIPLE USER RESTROOM IS REQUIRED TO BE ADA COMPLIANT.)**

- 1.11 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.

**(...AT NEW MULTI-USER RESTROOM, 110 CFM EXHAUST FAN SHOWN FOR 3 WATER CLOSETS. RESIZE EXHAUST FAN TO COMPLY WITH MINIMUM CODE REQUIREMENTS.)**

- 1.12 Provide at least the minimum type(s) of rest room plumbing fixtures provided for in IPC Section 403. 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:

WATER CLOSETS REQUIRED: 1 per 15

116 OCCUPANTS = 8 WATER CLOSETS REQUIRED / **9 WATER CLOSETS PROVIDED**

LAVATORIES REQUIRED: 1 per 15

116 OCCUPANTS = 8 LAVATORIES REQUIRED / **9 LAVATORIES PROVIDED**

DRINKING FOUNTAINS: 1 per 100

116 OCCUPANTS = 2 DRINKING FOUNTAINS REQUIRED / **0 DRINKING FOUNTAINS PROVIDED**

**(...DRINKING FOUNTAINS NOT SHOWN ON DRAWINGS)**

SERVICE SINKS: 1 service sink REQUIRED / **1 SERVICE SINK PROVIDED**

3-COMPARTMENT SINK: 1 REQUIRED / **1 PROVIDED**

**(...DRINKING FOUNTAINS ARE REQUIRED AND ARE NOT SHOWN ON THE DRAWINGS. NOTE: Where restaurants, daycare centers, bars, lounges, taverns occupancies provide drinking water in a container free of charge, drinking fountains shall not be required in those occupancies. PLEASE, CLARIFY HOW THIS REQUIREMENT WILL BE ADDRESSED.)**

Corrections to the deficiencies identified herein are required. The review will continue upon receipt of revised drawings, addendum, change orders, or other appropriate documentation that satisfactorily addresses corrections to the listed item(s). If this information is not received by this office within 21 days of the date of this notice, the status will be identified as "Resubmittal Required" whereby a resubmittal of the project along with the applicable review fee will be required. In accordance with L.R.S. 40:1574 et seq., CONSTRUCTION IS NOT AUTHORIZED until a satisfactory review by this office has been performed by this office. As such, permits shall not be issued until the Status of this review is identified as "Released"

**Review Completed By**

Signature:



Name: Jeff Gonsoulin

Badge No.: 694

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