



ARCHITECTURE  
PLANNING  
INTERIORS  
LANDSCAPE  
CONSTRUCTION  
DEVELOPMENT

December 9, 2019

Kenneth Novak  
Office of State Fire Marshal  
8181 Independence Blvd  
Baton Rouge, LA 70806

Re: AR-19-018522  
Holy Cross Apartments - Building A  
4950 Dauphine St  
New Orleans, LA

Dear Mr Novak,

In response to the questions in your deficiencies letter of 11/15/2019, please consider the following:

- 1) RS 40:1574 and/or RS 40:1730.39.A Additional information and/or action is required: SEPARATE SUBMITTALS ARE REQUIRED FOR EACH BUILDING LOCATED ON THE SAME SITE:
  - ~ The project includes multiple buildings on the same site. Each building shall be submitted for separate review.
  - ~ This review shall apply to the general site and Building A.
  - ~ Make separate submittals for each of the other buildings (Buildings B and C) and link the separate submittals to this original submittal.
  - ~ Provide project documents for review that are specific to the building project number assigned to each building.BUILDING A: This review will apply to Building A and the overall site. The documents provided for Building A appear to be incomplete, or with pages missing. Provide a complete set of Architectural documents for review of Building A.  
A change of occupancy type and classification is indicated. Provide prior occupancy classification.

***Response: Separate applications have been filed. AR-19-018877 & AR-19-018878. Missing pages from the Building A drawing package have been provided. Current Occupancy is Vacant and has been unused since 2005. Previous Occupancy was classrooms and offices for a high school (Education).***

- 2) 101:7.2.1.2.3.2, 101:7.1.5.1, and IBC 1010.1.1 A doorway in a means of egress shall provide at least 32" in clear width (consider installing 36" wide doors) and at least 6'-8" in nominal height. Where a pair of doors is provided, at least one leaf shall comply with clear width requirement.

~ DOORS MARK 1150A, 1150B.01, 1150B.02, 1151B, 1152, 1120B.01, 1120B.03.

**Response: Shall comply as follows:**

***Door Type EA (pr 36" wide doors) shall be used for openings 1150A & 1120B.01***

***Door Type EB shall not be used***

***Door Type EC (pr 32" wide doors) shall be modified such that the double leaves are fixed together and have hinges on one site, providing a clear width of 60" minimum. This affects opening 1150B.02.***

***Door Type ED (pr 26" wide doors) shall be modified such that the double leaves are fixed together and have hinges on one site, providing a clear width of 50" minimum. This affects opening 1151B.01***

***Door Type EE (pr 29" wide doors) shall be modified such that the double leaves are fixed together and have hinges on one site, providing a clear width of 52" minimum. This affects openings 1152, 1151B, and 1120B.03.***

- 3) 101:30.2.2 and IBC 1023.2 Enclose interior stairs with 1 hour fire resistive construction including self-closing 1 hour labeled door/frame assemblies. (101:7.2.2.5.1)

NOTE: 101:43.10.4.7.1 An existing stair in a historic building is permitted to be unenclosed where such stairways serve only one adjacent floor.

Comment applies at Center Stair.

**Response: Shall comply. Refer to attached SK-002 showing 1-hour rated wall and 1-hour rated door/frame assembly added at the 3<sup>rd</sup> Floor corridor.**

- 4) 101:7.2.12.1.1 and IBC 1009.8 Provide two-way communication between the elevator landing(s) and a central point (located in coordination with the local fire department). The two-way communication system shall:
- ~ include directions for the use of the two-way communication system
  - ~ instructions for summoning assistance via the two-way communication system
  - ~ written identification of the location shall be posted adjacent to the two-way communication system. ~ be in accordance with ADA-ABA 207 and 216.

**Response: Shall comply.**

5) ADA-ABA Items:

1. ADA-ABA:206.2. Provide an accessible route at the Fourth Floor to connect the elevator to CORRIDOR 1450B.

**Response: Shall comply. Refer to attached SK-001 indicating the addition of a wheelchair lift connecting levels.**

2. ADA-ABA: 404.2.3 Door openings shall provide a clear width of 32 inches minimum. (Consider a 36" door)

NOTE: Comment applies to accessible building entrances and exits.

**Response: Refer to Item 2 response above. Shall comply.**

2. ADA-ABA: 804.3 In accessible residential units, at least one 30" wide minimum section of counter shall provide a kitchen work surface that complies with 804.3 as follows:

- a. 804.3.1 Provide a 30" x 48" clear floor space for a forward approach centered on the work surface with knee and toe clearance complying with 306.
- b. 804.3.2 The kitchen work surface height shall be fixed at 34" maximum OR adjustable to provide variable heights between 29" minimum and 36" maximum.
- c. 804.3.3 There shall be no sharp or abrasive surfaces under the work surface counter.

**Response: Shall comply. ADA Unit kitchen plans and elevations shall be revised to remove base cabinets at work surface areas. All work surface heights shall be 34" maximum.**

3. ADA-ABA:606.1 Lavatories and sinks shall comply with the following:

- a. 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.
- b. 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.
- c. 606.4 and 309 Controls for faucets shall not require tight grasping, pinching, or twisting of the wrist.

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d. 606.5 Water supply and drain pipes shall be insulated or covered.

**Response: Shall comply. ADA Unit bath plans and elevations shall be revised to comply.**

3. ADA-ABA:603.2.3 Doors shall not swing into the clear floor space or clearance required for any fixture. NOTE: Comment applies to ADA unit bathrooms.

**Response: Shall comply. ADA Unit bath plans and elevations shall be revised to comply.**

4. ADA-ABA:611.2 Provide a 30" x 48" clear floor space positioned for a parallel approach and centered on the appliance at accessible washer and dryers.

**Response: Shall comply. Clearances at washer/dryers shall be modified to comply.**

Corrected ADA Unit floor plans shall be submitted as soon as completed.

If you have any further questions, you can reach me by phone (504-383-7051) or by email ([kmaggio@e-perez.com](mailto:kmaggio@e-perez.com)).

Sincerely,



Karri Maggio, AIA  
Director of Operations



