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GOVERNOR

Office of State Fire Marshal

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H. "Butch" Browning
FIRE MARSHAL

Cautionary Codes

Project Number:	AR-20-016704
Project Name:	COMMERCIAL STR 1613 BARONNE ST.

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	<p>Scope of Work: This review applies to a NEW three-story SPRINKLERED (13) building that contains a commercial space on the ground floor and short-term rental units on floors two and three.</p> <p>Note: An elevator is NOT REQUIRED as each upper floor is less than 3,000 sf.</p> <p>A Sprinkler system (NFPA 13) IS REQUIRED. A Fire Alarm system IS REQUIRED.</p> <p>REFER TO EQUIVALENCY AP-20-016715</p> <p>LSC: BUSINESS; HOTEL IBC: GROUP B; GROUP R-1</p>
2	<p>101:8.2.2.2 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.</p> <p>REQUIRED SEPARATIONS: EXIT STAIRS - 1 HOUR FLOOR / CEILING ASSEMBLY - 1/2 HOUR</p>
3	<p>101:8.3.5 Penetrations through rated construction shall be sealed by approved firestop systems or devices tested in accordance with ASTM E-814 or ANSI/UL 1479.</p> <p>a. 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.</p> <p>b. 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.</p>
4	<p>A REVIEW FOR COMPLIANCE WITH THE FIRE PROTECTION AND EGRESS REQUIREMENTS OF CHAPTERS 9 AND 10 OF THE INTERNATIONAL BUILDING CODE IS INCLUDED IN THIS REVIEW. Review for compliance with all other 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.</p>
5	<p>IBC 1028.4.1 Egress Courts. Width or capacity. The required capacity of egress courts shall be determined as specified in Section 1005.1, but the minimum width shall not be less than 44 inches, except as specified herein. Egress courts serving Group R-3 and U occupancies shall be not less than 36 inches in width. The required capacity and width of egress courts shall be unobstructed to a height of 7 feet.</p> <p>IBC 1028.4.2 Egress Courts. Construction and openings. Where an egress court serving a building or portion thereof is less than 10 feet in width, the egress court walls shall have not less than 1-hour fire-resistance-rated construction for a distance of 10 feet above the floor of the egress court. Openings within such walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour.</p> <p>REFER TO EQUIVALENCY AP-20-016715</p>
6	<p>This review does NOT apply to work in UNDEVELOPED SPACES, or NOTES referring to FUTURE developments, indicated in drawings. Before any work is commenced in that area, plans and specifications shall be reviewed by this office.</p>

7	<p>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 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).</p> <p>a. 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>b. 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>c. 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	101:24.2.4.4 Every closet door latch shall be such that it can be opened from the inside.
9	101:24.2.4.5 Bathroom door locks shall permit unlocking from outside in an emergency.
10	101:7.2.1.3 and IBC 1010.1.5 through 1010.1.7 Provide level landings outside exterior doors that are within 1/2" of the interior finish floor elevation.
11	101:7.2.1.5.10.2 and IBC 1010.1.9.4 through 1010.1.9.5 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.
12	101:28.2.8 and IBC 1008 Provide illumination of means of egress in accordance with 101:7.8 and IBC 1008, including exit discharge (exterior).
13	101:28.2.9 and IBC 1008 Provide emergency lighting according to 101:7.9 and IBC 1008.3, including exit discharge (exterior).
14	101:28.2.2 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)
15	101:7.2.2.4.1 and IBC 1011.11 Stairs and ramps shall have handrails on both sides and shall be provided within 30 inches of all portions of the required egress width of stair.
16	101:7.2.2.4.5.5 Provide a minimum clearance of 2-1/4" between the handrails and the walls or guards to which they are attached.
17	<p>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.</p> <p>~ 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.</p>
18	<p>101:28.3.4 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.</p> <p>~ 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.</p>
19	<p>101:28.3.5 and 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 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.</p> <p>Note: See Interpretive Memorandums 2013-02 and 2013-03 for submittal requirements.</p>
20	LAC 55:V:303.E Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)
21	101:28.3.4.5 and IBC 907.2.8.3 or 907.2.9.2 Each sleeping room and each living area within a guest room or suite shall be provided with approved smoke alarms powered by the building electrical system in accordance with NFPA 101:9.6.2.10 and IBC 907.2.11. (Audible and visual alarms required in rooms complying with ADA-ABA 224.4). (See IM 2016-01 for clarification on low frequency signal requirement).
22	LRS 40:1730.45 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 90.1-2007, or the International Energy Conservation Code, 2009 edition, as applicable.
23	101:28.3.3 Interior walls and ceilings shall have a flame spread of 0-200 and a smoke development rating of 0-450.
24	101:28.7.4.1 Post maps indicating exit locations on, or immediately adjacent to, every guest room entry door to hotel/motel guest rooms.
25	101:7.2.5 and IBC 1012.5 Ramp width shall be not less than 44 inches with a minimum clear dimension between handrails of at least 36 inches.

26	<p>101:7.2.2.2.1 and IBC 1011 Stairs shall comply with the appropriate Stair table.</p> <ul style="list-style-type: none">~ 44 inch minimum width (36" minimum width if occupant load OF ALL STORIES served by stair is less than 50 people- See 101:7.2.2.2.1.2).~ 7" maximum and 4" minimum rise.~ 11" minimum tread depth.~ 6'-8" minimum headroom.~ 12 feet maximum height between landings.~ Landings (See 7.2.1.3, 7.2.1.4.3.1, 7.2.2.3.2 and IBC 1011.8).~ Stair treads shall be uniformly slip resistant.
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