

November 22, 2020

Dept. of Permits & Licenses (OneStop Shop)  
City of New Orleans  
1300 Perdido St.  
New Orleans, LA 70112

received 03/08/2022

**RE: Response to Deficient Items  
Permit Review – SVA7HG  
Baronne Street Hotel  
1418 Baronne Street  
H/S Project No. 21009**

This following correspondence is provided to acknowledge and respond to the items/comments as received from OneStop Shop.

ZONING: Please identify how the required parking will be accommodated. - - Alternatively, if a hardship exists, you may seek a variance from the Board of Zoning Adjustments. Contact CPC for more information at [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov) or 504-658-7033. For application materials and approval criteria please see this link: <https://www.nola.gov/onestop/building/planning-project/variances/>  
H/S Response:

ZONING: In the Commercial zoning districts, Section 15.3.B sets the requirements for Building design. Please verify compliance with these requirements. - - Alternatively, if a hardship exists, you may seek a variance from the Board of Zoning Adjustments. Contact CPC for more information at [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov) or 504-658-7033. For application materials and approval criteria please see this link: <https://www.nola.gov/onestop/building/planning-project/variances/>  
H/S Response:

STORMWATER: Comments in response to information received as of 07/26/2021; Revisions Needed. Submit completed Stormwater Management Plan [SWMP] with all required submittals per City Code Section 26-15. I.B.C.- Amendments, Chapter 1, Section 121-Stormwater. 121.8 Post-Construction. A stormwater management plan is required in any of the following circumstances; a. These regulations shall apply to the entire Development Site during the Development Period: 1. New construction of five thousand (5,000) or more square feet of impervious surface on a development site; or 2. Substantial improvement of a site with five thousand (5,000) or more square feet of impervious surface on a currently developed site; 3. Any site of one (1) acre or more in size; or 4. Any site where the principal use is stormwater management. b. A stormwater plan shall be required for any addition or replacement of impervious surface which results in five thousand (5,000) or more square feet of impervious surface on a development site. For all permits filed after 09/16/19, the stall portion of all non-ADA required parking spaces shall be designed using permeable pavement with 24" of aggregate base.

H/S Response: The overall property is +/- 5,371 SF, The proposed pervious pavement/permeable pavers are +/- 2,214SF. Therefore, the impervious area of the property is +/- 3,157 SF. Since we are under the 5,000 sf of impervious pavement threshold, we do not need to submit a SWMP.

STORMWATER: Pursuant to Building Code Section 121.13(e); prior to release for construction the contractor shall execute a construction SWPPP in compliance with Building Code Section 121.5 and 121.6 and modeled on DPW Standard Specification Section C204. Include contact information [name, phone, email] for the on-site person or persons to be contacted in the event of a violation or complaint.

Prior to release for construction approvals from the following outside agencies may be required; CPC or S&P Zoning for landscape compliance; Department of Public Works and Sewage & Water Board for work in the street. As of this report, no outside agency comments have been received.

H/S Response:

STORMWATER: Please note that other reviews are pending. More review comments from those and other divisions may be forthcoming.

**H/S Response: No Response Required.**

PERMIT INTAKE: Please submit a signed contract. Contract must include the full description of all work being done, material, labor and cost, both the contractor and owner signature(s), printed name(s), titles, and date.

**H/S Response: Once a Contractor is awarded the project, a contract will be submitted.**

PLAN REVIEW: For the most up-to-date status of your permit application, go to the OneStop website at <https://onestopapp.nola.gov>, enter your permit number or address, and select "Print Summary". You can also upload documents, written responses to review comments etc. to the OneStop website. Please note: 1. All written responses to review comments must be on letterhead and signed and sealed by the design professional of record (if applicable.) 2. Do NOT mix construction plans with letters or other text documents; upload as separate PDF files. 3. Combine multiple plan sheets into a single PDF file. 4. For general assistance and FAQ's regarding the OneStop application, go to <https://nola.gov/onestop/help-with-the-one-stop-app/> 5. For assistance uploading files, go to <https://nola.gov/onestop/help-with-the-one-stop-app/monitoring-and-updating-permits/> and select FAQ "Can I add documents after my application is submitted?" 6. If you upload any documents to OneStop, please notify your plan reviewer by email. 7. Some reviews may still be pending (i.e. Zoning, Permit Intake, etc.). As those reviewers conduct their reviews they may be in contact with additional questions or comments.

**H/S Response: We acknowledge.**

PLAN REVIEW: Approval from the State Fire Marshal is required prior to permitting. Apply online at <https://lasfm.louisiana.gov/> or contact the State Fire Marshal's office at 1450 Poydras Street, Suite 1500, New Orleans, LA 70112 / (504) 568-8506 or 8181 Independence Blvd., Baton Rouge, LA 70806 / (225) 925-4920 / (800) 256-5452

**H/S Response: Documents are currently under review. We will upload documents upon receipt of approval documents.**

PLAN REVIEW: Fire Prevention Approval is required. Please contact Chief Paul DeGrange, Chief of Fire Prevention, New Orleans Fire Department Fire Prevention Division, Office: 504-658-4770 / 4771, or email him at [pdegrange@nola.gov](mailto:pdegrange@nola.gov)

**H/S Response: Documents have been submitted 11/19/21 and are awaiting review.**

PLAN REVIEW: Please submit a plumbing riser diagram and copy of the floor plan to New Orleans Sewerage & Water Board for approval. For more information, contact SWB Plumbing Department [planreview@swbno.org](mailto:planreview@swbno.org) / (504) 585-2160. Upon approval, notify plan reviewer and submit a copy of the SWBNO Stamped riser to this office.

**H/S Response: Documents have been reviewed and approved as well as uploaded to OneStop on 11/12/21.**

PLAN REVIEW: New sidewalks (including patches and repairs), driveways and curb cuts require preliminary approval from the Department of Public Works. Site plan indicating location of the planned improvements must be submitted to DPW (Kevin Giroir [kggiroir@nola.gov](mailto:kggiroir@nola.gov) 504-658-8040, 6th floor of City Hall).

**H/S Response: Documents were emailed to DPW Kevin Giroir on 11/12/21. This is being worked on. We have followed up with Kevin Giroir on 11/17/21 and no response has been received.**

PLAN REVIEW: Note: Pool will require separate permit.

**H/S Response: Pool has been removed from project and is no longer part of the scope. See revised Sheets A101 and C200.**

PLAN REVIEW: A benchmark certificate is required for this project. The benchmark certificate must bear the live seal of a Louisiana registered surveyor, and must be dated within the last six (6) months. The certificate must be on the Safety & Permits three-form dated 09/30/16.

**H/S Response: Benchmark Certificate has been uploaded to OneStop on 11/12/21.**

PLAN REVIEW: Where exit signs are required in Group R-1 occupancies by section 1013.1, additional low-level exit signs shall be provided in all areas serving guest rooms in R-1 occupancies and shall comply with Section 1013.5. The bottom of the sign shall be not less than 10in nor more than 12in above the floor level. The sign shall be flush mounted to the door or wall. Where mounted on the

wall, the edge of the sign shall be within 4in of the door frame on the latch side. Please verify compliance in accordance with 1013.2 of the IBC 2015ed.

H/S Response: Low level tactile signs complying with ICC A117.1 will be provided adjacent to each door to an exit stairway, exit passageway or exit discharge. Please see revised Sheet A231 and A232 showing location of all low level wall/door mounted exit signs. Sheet G102 provides mounting location information.

PLAN REVIEW: Interior wall, ceiling finish, rooms, and enclosed spaces shall have a flame spread and smoke development index not greater than that specified in Table 803.11 in accordance with section 803.11 of the IBC 2015. Please verify compliance.

H/S Response: All of our finishes will meet the requirements as specified in Table 803.11 of Class B:=[Flame spread index](#) 26-75; [smoke-developed index](#) 0-450, Including our wallcovering which has a Class A Rating exceeding the required rating. See attached product data for your information and records.

PLAN REVIEW: Fire doors shall be latching and self- or automatic-closing in accordance with Section 716.5.9 of the IBC 2015ed. Please verify compliance.

H/S Response: Please see revised Sheet A302 for the addition of Self-Closer on all Fire Doors.

PLAN REVIEW: Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered a hazardous location, requiring safety glazing: the exposed area of an individual pane is greater than 9 square feet; the bottom edge of the glazing is less than 18 inches above the floor; the top edge of the glazing is greater than 36 inches above the floor; and one or more walking surface(s) are within 36 inches, measured horizontally and in a straight line, of the plane of the glazing. (IBC 2015 section 2406.4.3) Please verify.

H/S Response: Missile Impact Resistant Glazing is provided at all exterior windows, doors, and sidelights. This should satisfy any impact safety concerns to those glazing panels.

PLAN REVIEW: Guards shall be provided where various mechanical equipment, systems, devices, or components that require service are located within 10ft of a roof edge or open side of a walking surface and such edge or open side is located more than 30 inches above the floor, roof, or grade below. The guard shall extend not less than 30inches beyond each end of such components. The guard shall be constructed so as to prevent the passage of a sphere 21inches in diameter as per Section 1015.6 of the IBC 2015ed.

H/S Response: Roof has been modified and Equipment has been re-arranged to maintain a minimum of 10FT clear dimension from roof edge to mechanical equipment. No equipment guards are required. See sheet A901 for revisions. A guardrail that is integral or attaches to the roof hatch will be provided to protect the roof hatch access.

PLAN REVIEW: Provide guard details for the various guardrail types to verify that they comply with the requirements of Sections 1015.2 through 1015.4 of the IBC 2015ed.

H/S Response: Roof Hatch Guardrail will be an integral piece of the roof hatch. Typical Guardrail detail for stairs can be found in 3/A603 & 20/A603 attached as part of this response.

PLAN REVIEW: Provide a pile load test to verify the foundation design load in accordance with the City of New Orleans Amendments to the IBC 2015, Section 1810.3.3.

H/S Response: Pile load test results will be provided prior to foundation work.

PLAN REVIEW: Is the pergola still part of the scope? If so, provide a typical pergola column section which describes the design wind loads at connections and the required connectors and fasteners used to provide a continuous load path transfer from roof to foundation in accordance with section 1604.8 IBC 2015 ed.

H/S Response: Pergola has been removed from project and its no longer part of the scope. See revised Sheet A101 and A401.

PLAN REVIEW: Provide the geotechnical report referenced on page S7.1  
Need benchmark certificate

H/S Response: Geotechnical Report has been uploaded to OneStop on 11/12/21.

PLAN REVIEW: The plans seem to note the height of the FFE using CD, not NAVD (based on the numbers). Plans should note NAVD. Will have to confirm once Benchmark Certificate is submitted.

H/S Response: Please see revised A101 and Civil Sheets identifying the FFE values in both CD and NAVD as well as the addition of the conversion rate between the two.

PLAN REVIEW: If the fire pump room is to be below BFE, it will need to meet floodplain requirements. Please contact Jerome Landry at jlandry@nola.gov or call 504-658-7127

H/S Response: Per "FIRE PROTECTION KEYNOTE #13" on Sheet FP101 all equipment inside fire pump room is to be installed 36" above Base Flood Elevation.

PLAN REVIEW: Horizontal assemblies separating sleeping units in the same building shall be a minimum of 1/2-hour fire-resistance-rated construction as per the exception to Section 711.2.4.3 of the IBC 2015. Please verify compliance.

H/S Response: See revised sheets G111a, G111b, and A501 for identification of the 1HR (L521) fire rated horizontal assemblies (vertical separation) between sleeping units.

PLAN REVIEW: We will need the final 'For Construction' plans before issuing the permit.

H/S Response: A Final Conformed Set will be uploaded to OneStop once all of the comments have been resolved.

PLAN REVIEW: Where mechanical equipment is located more than 16ft above grade, a permanent means of access is required and must comply with Section 306.5 of the IMC 2015ed. Provide evidence of compliance.

H/S Response: See revised sheet A901, A232 for the addition of permanent means of access to equipment on roof.

PLAN REVIEW: Glazing within 2 ft. of door swing and less than 18 inches above the floor or 36 inches above the walking surface requires safety glazing, IBC 2015 section 2406.4.2. Please verify compliance.

H/S Response: Missile Impact Resistant Glazing is being provided at all exterior windows, doors and sidelights. This should satisfy any impact safety concerns to those systems.

We appreciate your consideration of our responses to address the items that you have identified as being of concern and hope we have provided a response for each item that meets with your satisfaction.

Should you require any further clarification of the above-stated responses, or specific information, please let us know and we will provide at our quickest availability.

Sincerely,

HOLLY & SMITH ARCHITECTS  
A Professional Architectural Corporation

Favio Castán, AIA Associate

Designer