



John Bel Edwards  
GOVERNOR

# Office of State Fire Marshal

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H. "Butch" Browning  
FIRE MARSHAL

## PLAN REVIEW REPORT

**KIRK FABACHER TERRELL-FABACHER ARCHITECTS, L.L.C.**  
**1050 SOUTH NORMAN C FRANCIS PARKWAY, SUITE 241**  
**NEW ORLEANS LA 70125**

Project Number: **AP-22-004460**  
Review Type: **Equivalency**  
Status: **GRANTED**  
Date Completed: **3/22/2022**  
Code Edition: **2015**

### STIPULATIONS CITED ON THE PROJECT

Evaluation of this request is performed within the guidelines and allowances of state laws, rules, regulations and codes of the state. Laws and administrative provisions of the adopted codes and standards allow for alternative systems, methods, devices, or arrangement to be approved as equivalent by the State Fire Marshal when it is determined that public safety is not jeopardized and a minimum acceptable level of safety is achieved. The state fire marshal may, after consultation with the Department of Rehabilitation Services, grant exceptions from the literal requirements of the accessibility requirements in cases of practical difficulty or unnecessary hardship. As such, this request is not acceptable until the Status of this review is "Granted" and the proposed equivalencies and stipulations herein are satisfied.

Project Description: <b>COVERT EXISTING 2-STORY MIX-USE RESIDENTIAL/INDUSTRIAL TO MIX-USE HOTEL/MERCANTILE</b>			
Project Name: <b>747 ST. CHARLES AVE.</b>		Address: <b>747 ST. CHARLES AVE., NEW ORLEANS, LA 70130</b>	
Funding Type: <b>Private Project</b>	Within City Limits? <b>YES</b>	Number of Stories:	High Rise Building:
Occupancy Separation Type:	Total Occupancy Square Feet: <b>16774</b>	Project on which Floor(s):	Construction Type: <b>III-B / III(200)</b>
Additional Features (if applicable):	<b>Sprinkler System - 13, Fire Alarm System, Generator (Non-Required)</b>		

Occupancy Type(s) and Square Feet		
Occupancy Type: <b>Residential</b>	Square Feet: <b>16774</b>	Details: <b>RESIDENTIAL BUILDING: GROUP R-1 (HOTEL/MOTEL - PRIMARILY TRANSIENT); NUMBER OF OCCUPANTS: 64</b>


<b>Equivalencies</b>	
<b>Equivalency Type: Life Safety Fire Protection, Deficiency Type: Means of Egress (Travel Distance)</b>	
<b>Deficiency Description</b>	101:7.5.1.3.3, IBC 1007.1.1 exp.2 -Remoteness of Exit Discharge 101:28.2.7.3 -Travel Distance from Exit Enclosure to Exit Discharge 101:9.4.7, IBC 1023.4 -Openings in Exit Enclosure
<b>Proposed Equivalency</b>	Retain sprinkler heads over each opening along the egress court to maintain tenable conditions for additional travel distance and added protection of egress court due to remoteness. Provide UL approved smoke containment system at second floor elevator door to prevent migration of smoke in the event of a fire.
<b>Equivalency Type: Life Safety Fire Protection, Deficiency Type: Means of Egress (Travel Distance)</b>	
<b>Deficiency Description</b>	OSFM CLARIFICATION: The proposed project is a change of use of an existing, approximately 18,200 square foot (9200 sf/floor) historic, 2-story building. The previous use was a mixed used with four residential units on the second floor and a bakery with indoor vehicle parking on the first floor. The proposed new use will be as a hotel on both floors with 1642 square foot lease space included on the first floor.  Issue #1: The distance between the exit discharges (between the first floor entry and the egress court) does not meet the requirements of NFPA:101.7.1.5.3.3 and IBC 1007.1.1.  Issue #2: The maximum distance of travel from the termination of the exit stair (Stair No. 2) to the exit door leading to the public way is 162'-2" which exceeds the maximum travel distance of 150'-0" as required by NFPA 101:29.2.7.3.  Issue #3: A new elevator is proposed for this two-story hotel building with the elevator opening into the required exit enclosure at the first floor level. Per NFPA 101:9.4.7, elevators shall not open to an exit enclosure.
<b>Proposed Equivalency</b>	OSFM CLARIFICATION:  Issue #1 – NFPA 101:7.5.1.3.5 allows existing buildings, where more than one exit, exit access, or exit discharge is required, to be exempt from the diagonal measurement separation distance criteria. The existing exits are located in accordance with 7.5.1.3.1.  Issue #2 – You propose to utilize the existing egress system for this new use which is comprised of an existing 10'-0" wide egress court open to the exterior. You note the openings in the exterior wall forming the egress court, built as a solid masonry wall, are protected by existing sprinklers located over each opening and will be maintained.  Issue #3 - A smoke guard system at the elevator door and trash chute door on the second floor.

<b>Individuals Involved in this Project</b>		
<b>Name:</b> KIRK PAUL FABACHER	<b>Role:</b> Professional of Record (A-5127)	<b>Address:</b> 1050 SOUTH NORMAN C FRANCIS PARKWAY, SUITE 241, NEW ORLEANS, LA 70125
CHRISTIAN CANCIENNE	Owner	516 BIENVILLE STREET, NEW ORLEANS, LA 70130
ARTHUR HEBERT	Contractor	516 BIENVILLE STREET, NEW ORLEANS, LA 70130

Stipulations	
1	<p><b>This determination does not guarantee, or attempt to circumvent, compliance with local zoning or city ordinances.</b></p> <p><b>a. The smoke guard system shall be installed in strict accordance with the manufacturer's instructions.</b></p>

This determination is based on state adopted laws, rules, regulations and codes governing the protection of life and property from the threat of fire in commercial buildings and equal access to governmental and public facilities for the disabled community. This determination applies only to this particular installation and shall not be arbitrarily applied to other projects or similar facilities. This determination shall remain valid as long as the conditions stipulated herein are provided and maintained, or otherwise revised by this office. It is not the intent of this office to circumvent the power and responsibilities of other authorities having jurisdiction.

L.R.S. 40:1730.23 mandates the enforcement of building codes by municipalities and parishes in Louisiana, as described by LRS 40:1730.28. As such, determinations made by the State Fire Marshal as they pertain to life safety and fire protection shall be provided to the building official of the applicable jurisdiction for concurrence.

Review Completed By	
Signature: 	
Name: Butch Browning	Badge No.: 1

Distribution List		
Name	Firm Name	Role
NEW ORLEANS CITY PERMITS		Permit Office