



Jeff Landry
GOVERNOR

Office of State Fire Marshal

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Chief Bryan J. Adams
FIRE MARSHAL

PLAN REVIEW REPORT

DARRELL FUSSELL
P.O. BOX 881
MADISONVILLE LA 70447

Project Number: **AR-24-000655**
Review Type: **Architectural Review**
Status: **RELEASED**
Date Completed: **3/27/2024**
Code Edition: **2021**

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: CONVERSION OF 9TH AND 10TH FLOOR FROM OFFICE TO APARTMENT			
Project Name: 9TH AND 10TH FLOOR RENOVATION 934 THIRD STREET		Address: 934 THIRD STREET, ALEXANDRIA, LA 71301	
Funding Type: Private Project	Within City Limits?: YES	Number of Stories: 10	High Rise Building: Yes
Occupancy Separation Type:	Total Occupancy Square Feet: 11600	Project on which Floor(s): 9, 10	Construction Type: I-B / II (222)
Additional Features (if applicable): Sprinkler System - 13, Fire Alarm System			

Occupancy Type(s) and Square Feet		
Occupancy Type: Residential	Square Feet: 11600	Details: RESIDENTIAL BUILDING: GROUP R-2 (APARTMENTS/DORMITORY/BOARDING HOUSE - STAYS OVER 30 DAYS); NUMBER OF OCCUPANTS: 20

Renovation		
Renovation or Addition: Alteration Level 2 (less than or equal to 50% of the building's physical value)		
Date of Original Building Construction:		
Date of Latest Major Renovation to this Building:		
Existing Square Feet: 66000	Additional Square Feet:	Renovated Square Feet: 11600
Previous Occupancies:		
Generator Installation:		

Facility Licensed By DHH Health Standards Section: No
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Louisiana State Uniform Construction Code Review	
Review for the LSUCCC performed by: Parish or Municipal Permitting Office	3rd Party Provider's Registration Number:

Individuals Involved in this Project		
Name: DARRELL ROY FUSSELL	Role: Professional of Record - CIVIL ENGINEER (E-23834)	Address: P.O. BOX 881, MADISONVILLE, LA 70447
DARRYL SMITH	Owner	800 PECAN ST., HAMMOND, LA 70401

Changes that are inconsistent with the reviewed documents are not authorized unless reviewed by this office for compliance with adopted codes, rules and laws. The changes must be submitted to this office by the Professional of Record where required by law, otherwise by the Owner, for review prior to construction and inspection. Minor changes may be submitted as supplemental information amended to this assigned project number. Changes that alter the scope of work, or that otherwise will require another full review of the project, will require a complete resubmittal of the entire scope of work with application, revised plans, and applicable review fee.

This review shall in no way permit or authorize any omissions or deviations from the specific requirements of the adopted codes, rules and regulations of the state. Construction permits must be issued or installation must commence within 180 days from the date of the "Released" Status for this submittal.

Occupancy of the project will not be permitted until a satisfactory inspection of the completed construction has been made by this office. Please allow at least two (2) weeks advanced notice to schedule inspections.

Review Completed By	
Signature:	
Name: Lauren Landry	Badge No.: 702

Distribution List		
Name	Firm Name	Role
ALEXANDRIA FIRE PREVENTION BUREAU*		Fire Prevention Bureau
CITY OF ALEXANDRIA*		

Cautionary Codes

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 Scope of work: This review is for the renovation of the 9th and 10th floors of a 10-story high rise building.

This is a change of use on the 9th & 10th Floors from business to residential occupancy.

Fire resistant construction of the corridor walls is UL #U419.
The unit demising wall construction is UL #U419.
The horizontal separation ceiling / floor between 8th and 9th floors is UL #G502.

There is an existing sprinkler and fire alarm system. Modifications to the sprinkler and fire alarm require separate submissions linked to this application.

The calculated occupant load of the proposed renovated area (floors 9 & 10) is approximately 42 persons.
 - 1.1 This review applies to new work indicated in the drawings and does not apply to existing non-conforming conditions.
- 2 FIRE PROTECTION SYSTEMS:
 - 2.1 101:30.3.4.5 and IBC 907.2.11.2 Approved smoke alarms powered by the house electrical service shall be installed in accordance with NFPA 101:9.6.2.10 and the IBC in every sleeping area, outside every sleeping area in the immediate vicinity of the bedrooms at every living unit and on all levels of the dwelling unit, including basements. (101:9.6.3.5 requires audible and visual alarms in accessible units). (See IM 2016-01 for clarification on low frequency signal requirement).
 - 2.2 LAC 55:V:303.E Provide listed portable fire extinguishers in accordance with NFPA 10. (Refer to Appendix E for distribution information.)
Classification:
 - Class A fires: fires in ordinary combustible materials, such as wood, cloth, paper, rubber and many plastics. Travel distance to a fire extinguisher shall not exceed 75 feet.
- 3 BUILDING CONSTRUCTION and COMPARTMENTATION:
 - 3.1 IBC 504: The proposed construction appears to be within the allowable height and area limitations of Tables 504.3, 504.4, and 506.2.
 - 3.2 Wood used in Type I or Type II construction shall be limited to the conditions specified in IBC Section 603.1 and shall be fire-retardant-treated.
 - 3.3 101:8.2.2.2 and IBC 707.5 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. In combustible construction, hollow vertical spaces within the fire barrier wall shall be fireblocked at every floor level, per IBC Section 718.2. Joints and voids at intersections shall comply with IBC Sections 707.8 and 707.9.
 - 3.4 IBC 708 Fire partitions complying with IBC Section 708 shall separate the Business occupancy from the new Residential occupancy.

(. THE HORIZONTAL SEPARATION BETWEEN THE BUSINESS OCCUPANCY AT THE 8TH FLOOR AND THE RESIDENTIAL LEVELS ABOVE IS UL #G502.)
 - 3.5 101:8.3.5 Penetrations through rated construction shall be sealed by approved firestop systems or devices tested in accordance with ASTM E814 or UL 1479.
 - 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.
 - 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.
 - 3.6 101:30.3.1 Protect vertical openings in accordance with Section 8.6.
- 4 EGRESS DOORS:
 - 4.1 101:24.2.4.4 Every closet door latch shall be such that it can be opened from the inside.
 - 4.2 101:24.2.4.5 Bathroom door locks shall permit unlocking from outside in an emergency.
- 5 INTERIOR INSULATION and FINISHES:

5.1	<p>101:30.3.3 and IBC 803 Interior walls and ceiling finishes shall be Class A, B or C: flame spread of 0-200, except in lobbies and corridors which shall be Class A or B; flame spread 0-75 and except in exits which shall be Class A: flame spread of 0-25; and a smoke development rating of 0-450.</p>
5.2	<p>LAC 55:305 Insulation and insulation assemblies shall meet the requirements of Section 720, International Building Code, 2021 Edition.</p> <ul style="list-style-type: none"> - Concealed and exposed insulation shall have a flame spread of 0-25 and a smoke developed of 0-450 in accordance with IBC 720. - Cellulose fiber thermal insulation shall meet the requirements of paragraph IBC 720. <p>Foam Plastic Insulation shall meet the requirements of IBC 2603, and NFPA 101:10.2.4.3.</p> <ul style="list-style-type: none"> - Foam plastic shall have a flame spread of 0-25 and a smoke developed of 0-450 where tested in accordance with the provisions of IBC 2603.3 and NFPA 101:10.2.4.3. <p>Thermal barriers shall protect foam plastic insulation in accordance with IBC 2603.4.</p> <ul style="list-style-type: none"> - Intumescent coatings used as an alternative to the thermal barrier required over foam plastic insulation shall be approved by this office prior to installation. Provide evaluation report(s) for review that document test results in accordance with the provisions of IBC 2603.9 and NFPA 101:10.2.4.3 as a complete assembly. - Approved alternative thermal barrier coatings shall be tested on the foam plastic insulation product proposed and listed as a complete assembly related to actual end-use configuration. Such coatings shall be applied to the thickness indicated by the evaluation report. <p>Ignition barrier assemblies or other intumescent coatings tested in accordance with provisions other than those referenced by IBC 2603.9 are NOT an acceptable alternative to the thermal barrier.</p> <ul style="list-style-type: none"> - Alternative Ignition barriers complying with IBC 2603.4.1.6 may protect foam plastic insulation used in attics or crawl spaces, where entry is made only for service of utilities, in lieu of the thermal barrier.
6	<p>MEP:</p> <p>6.1 101:9.2.1 and IMC 606.2.1 Install smoke detectors to automatically stop the fan in supply and return HVAC duct systems over 2000 cfm in accordance with NFPA 90A:6.4.2(1) and IMC 606.2.1.</p> <ul style="list-style-type: none"> - Where fire alarm system is required, duct detectors shall be connected to building alarm system. - NFPA 90A:6.4.4.3 Where smoke detectors required by Section 6.4 are installed in a building NOT equipped with an approved protective signaling system, provide the following: <ul style="list-style-type: none"> - The smoke detector activation required by Section 6.4 shall cause a visual AND an audible signal in a normally occupied area, and; - Smoke detector trouble conditions shall be indicated visually OR audibly in a normally occupied area and shall be identified as air duct detector trouble. <p>Provide a remote alarm indicator/annunciator in accordance with NFPA 72:17.4.8 for these conditions.</p> <p>6.2 NFPA 70:720 Low voltage (less than 50 volts) wiring systems shall meet the requirements of this section.</p>
7	<p>GENERAL COMMENTS:</p> <p>7.1 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 Memorandum 2013-03 for submittal requirements.</p> <p>7.2 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> <p>7.3 101:4.6.1.4, LRS 40:1574.1.C.(1) and LRS 37:155 Shop drawings for fire protection systems, such as Fire Alarm, Sprinklers, and Suppression Systems, that are required to be submitted to this office for review, shall be reviewed and approved by the responsible "Professional of Record's" (POR = Architect / Engineer) office. The shop drawings shall be stamped with the POR's "Shop Drawing Review Stamp" or equivalent, indicating that shop drawings have been reviewed for conformance with plans, specifications, and appropriate codes before uploading them to the online system OR electronic certification through the OSFM-IMS online portal is acceptable.</p>
8	<p>ACCESSIBILITY FEATURES:</p> <p>8.1 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>8.2 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>8.3 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>
9	<p>LRS 40:1730.49.B and 40:1563 REVIEW FOR COMPLIANCE WITH THE LIFE SAFETY AND FIRE PROTECTION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE ARE INCLUDED IN THIS REVIEW. Contact the building official of the applicable political subdivision to coordinate compliance with the complete requirements of the Louisiana State Uniform Construction Code (LSUCC). LRS 40:1730.23 mandates the enforcement of the LSUCC codes by municipalities and parishes in Louisiana, as described by LRS 40:1730.28. LRS 40:1730.23.H permits a parish or municipality to accept determinations made by the state fire marshal as they pertain to life safety and fire protection as required by the LSUCC.</p>

