



DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONS

Public Safety Services



V. J. BELLA  
STATE FIRE MARSHAL

M. J. "MIKE" FOSTER, JR.  
GOVERNOR

MEMORANDUM

To: Plan Review

From: Jean Carter, Henry Reed, Don Zeringue

Approved by: Jerry Jones *[Signature]*

Date: April 6, 1999

Re: Phased or Multiple Renovation Projects Exceeding \$125,000 Cumulatively

COPIED PLANS TOTALING \$125,000 OR MORE

Please note the following excerpts, from the Louisiana State Architects Licensing Law:

LA R. S. 37: 155. Exemptions

A. The provisions of this chapter, except as provided in this Section, requiring persons to be registered and licensed and forbidding the practice of architecture by unlicensed persons shall not apply to:

(4) (c) Renovations or alterations of any size building which do not affect the structural integrity, or life safety, exclusive of building finishes and furnishings, or which have been preapproved by the state fire marshal where life safety is affected and does not exceed one hundred and twenty-five thousand dollars. "Life safety" as used in this Subsection shall be governed by the interpretation of the state fire marshal in accordance with the authority of R. S. 40: 1561 et seq.

There is no "minimum time span" requirement between renovation scopes of work on the same building. The intent of the law is to limit the size of renovation projects, which are undertaken without a licensed architect's intervention. Many projects are submitted as "phased" or "multiple" scopes of work less than \$125,000. While most of these work scopes are legitimately segregated, due to budget constraints, partial occupancy, isolated renovations, etc., some building owners have made deliberate attempts to circumvent the requirement for a licensed professional of record, for work exceeding \$125,000.

2026

"Is Yours Working"??  
Smoke Detectors Save Lives!!

OFFICE OF STATE FIRE MARSHAL, CODE ENFORCEMENT, AND BUILDING SAFETY  
5150 FLORIDA BOULEVARD, BATON ROUGE, LA 70806  
(225) 925-4911 1-800-256-5452

During plan review, if you are involved in a "phased" project, and are suspect of the owner circumventing the law denoted above, report such to your supervisor.

Please keep in mind that the high-rise building sprinkler mandate (Act 422) provided an implementation span of 10 years time, for completion. Because of this multi-year construction time, it was the intent of this office to allow these renovation projects to be sprinklered in small blocks of work (less than the \$125,000 limit), if desired, over a long period of time. Stretching the construction process has helped to provide relief from a lump sum financial cost burden. Therefore, multiple or phased sprinkler submittals complying with Act 422, are acceptable without a professional of record, provided each block of work does not exceed \$125,000.

JCC/jcc

Cc: Pat Slaughter  
Pat Day  
Marc Reech

2027