
DIGEST

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HB 928 Original

2026 Regular Session

Fontenot

Abstract: Provides for applicability of the Louisiana State Uniform Construction Code and compliance review by the fire marshal.

Proposed law, if enacted, supercedes certain provisions of Act No. 534 of the 2024 Regular Session of the Legislature to the extent that those provisions conflict with proposed law.

Present law provides structures and movables shall comply with the Life Safety Code of the National Fire Protection Association.

Proposed law provides the fire marshal shall review every structure or movable for compliance with the Louisiana Uniform Construction Code and conduct preliminary review within 14 days of plan submittal, and the parish or municipal building code enforcement officer shall be the authority having jurisdiction to enforce compliance with the provisions other than the fire protection, egress, and accessibility provisions of such regulations.

Proposed law provides that Group E, Educational and Group I, institutional occupancies, as defined by the Louisiana State Uniform Construction Code, and state owned and leased buildings shall comply with the provisions of the Life Safety Code of the National Fire Protection Association as promulgated by the fire marshal in conformity with the Administrative Procedure Act.

Present law provides that all municipalities and parishes shall enforce the construction codes provided in present law.

Proposed law adds the state fire marshal to the authorities that shall enforce the construction codes provided in proposed law.

Present law provides for the enforcement procedures by code enforcement officers.

Proposed law provides that these officers shall conduct examination and inspection of one- and two-family dwellings.

Proposed law provides that the state fire marshal shall conduct review and enforcement of plans, drawings, and specifications for buildings other than one- and two-family dwellings.

Present law provides that a building code enforcement officer, third-party provider, or third-party provider contracted by a jurisdiction as provided for in present law shall not conduct plan review or

inspections on a commercial or residential structure if such officer or provider owns any interest in the legal entity that constructed such commercial or residential structure or receives any compensation from the legal entity other than the fees that are charged for plan review or inspections.

Proposed law removes this restriction with respect to plan review only.

Present law provides that nothing in this present law shall be construed to prevent a commercial contractor or commercial owner from using the office of state fire marshal as a third-party provider as provided for in present law on commercial structures in any parish within the state with a population of less than forty thousand and whose boundaries lie completely north of the one hundred ten mile per hour wind line, as shown in the American Society of Civil Engineers (ASCE-7) basic wind speeds map published in the latest edition of the International Building Code.

Proposed law repeals this provision.

Proposed law provides that no permit shall be issued for construction other than one- and two-family dwellings until plans have been reviewed and found to comply with the applicable provisions of proposed law by the state fire marshal.

Present law not yet effective provides that the state fire marshal may enter into agreements by letter of intent with municipalities and parishes in order to provide code enforcement on behalf of the municipality or parish as provided in present law not yet effective.

Proposed law repeals this provision.

Present law provides that pursuant to the contractual agreement with a municipality or parish executed in accordance with the provisions of present law and upon appeal of the professional of record for a plan review of a structure, except one- or two-family dwellings, the state fire marshal may allow alternative materials, design, and methods of construction and equipment that comply with the provisions of the International Building Code, Chapter 1-Scope and Administration, relative to alternative materials, design, and methods of construction and equipment.

Proposed law provides that upon equivalency proposal by the professional of record or the building owner for a plan review of a structure, except one- or two-family dwellings, the state fire marshal may allow alternative materials, design, and methods of construction and equipment.

Present law provides that nothing in present law shall be construed so as to prevent the state fire marshal from enforcing the fire protection, life safety, accessibility, and high rise laws of this state.

Proposed law provides that the fire marshal shall conduct plan review of all structures excluding one- and two-family dwellings for compliance with the provisions of proposed law prior to permit issuance and construction commencing.

Present law provides the fire marshal shall take into account the integrity of historic buildings when applying requirements of adopted fire and life safety regulations.

Proposed law provides the fire marshal shall apply requirements of the Louisiana Uniform Construction Code but otherwise maintains the provisions of present law.

Present law requires fire marshal review of any plans for repair, remodeling, or addition to certain portions of any structure, watercraft, or movable.

Proposed law amends this to require fire marshal review of any repair, remodeling, or addition to any portion, and that it shall be reviewed against the Louisiana Uniform Construction Code.

Present law provides for the following schedule for the cost of plan review:

(1) Assembly occupancy			Area in square feet
	Fee		
		0 - 2500	\$30.00
		2501 - 4500	60.00
		4501 - 10,000	180.00
		10,001 - 50,000	280.00
		50,001 - 100,000	380.00
		100,001+	530.00
(2) Educational			Area in square feet
	Fee		
		0 - 5,000	\$30.00
		5001 - 10,000	60.00
		10,001 - 30,000	100.00
		30,001 - 80,000	200.00
		80,001 - 150,000	300.00
		150,001+	400.00
(3) Health care/detention			
	(a) Area in square feet		Fee
		0 - 10,000 \$	180.00
		10,001 - 20,000	280.00
		20,001 - 50,000	380.00
		50,001 - 100,000	480.00
		100,001+	680.00
	(b) High rise (all new)		830.00
(4) Hotels, dormitories, apartments, lodgings, rooming houses, residential board & care facilities			
	(a) Area in square feet		Fee
		0 - 2500 \$	30.00
		2501 - 10,000	60.00
		10,001 - 30,000	180.00
		30,001 - 80,000	280.00
		80,001 - 150,000	380.00

		150,001+	480.00
(5)	Mercantile/business	(b) High rise (all new)	680.00
		(a) Area in square feet	Fee
		0 - 3000	\$ 30.00
		3001 - 10,000	60.00
		10,001 - 30,000	90.00
		30,001 - 50,000	150.00
		50,001 - 150,000	200.00
		150,001+	300.00
(6)	Industrial, storage, special structures	(b) High rise (all new)	500.00
		Area in square feet	Fee
		0 - 10,000	\$ 30.00
		10,001 - 20,000	60.00
		20,001 - 50,000	90.00
		50,001 - 100,000	120.00
		100,001+	200.00
(7)	Storage tank (tank installation only)	Single tank	\$ 50.00
		Plus \$30.00 for each additional tank	
(8)	Sprinkler systems	(a) Number of sprinkler heads per floor (Tenant spaces submitted separately are considered a floor for fee purposes)	
		1 - 50	\$ 30.00
		51 - 300	60.00
		301 - 450	120.00
		451+	150.00
		(b) Hydraulic calculations	40.00
		(c) 20 head or less shop drawing exemption request	10.00
(9)	Fire suppression systems, other than sprinkler systems	(a) Number of devices	
		0 - 10	\$ 30.00
		11 - 25	60.00
		26 - 50	120.00
		51 - 75	180.00
		76 - 100	200.00
		101+	300.00
		(b) Calculations	40.00
(10)	Fire detection and alarm systems	Number of devices	Fee
		(Tenant spaces submitted separately are considered a floor for fee purposes)	

0 - 25	\$	50.00
26 - 50		80.00
51 - 75		110.00
76 - 100		140.00
101+		140.00
Plus \$30.00 for each additional 25 devices above 101		

- (11) Exemptions/Go-to-Work Requests
(industrial plant temporary trailers/modulars, nonrequired/nonconforming fire protection system requests, architectural modifications)
Per request \$ 20.00
- (12)(a) Facsimile transmissions and record requests Fee
Paper copies per page \$ 2.00
Fax per page 4.00
Electronic copies (per floppy diskette) 25.00
Database report (plus \$100.00 per every 1000 records) 500.00
(b) However, postage and handling fees shall not apply to exemption requests and facsimile transmissions.
- (13) Appeal requests Fee
(a) Accessibility \$ 25.00
(b) Life safety/fire code appeals:
(i) Smoke control reviews (\$50.00 for resubmission) 100.00
(ii) Timed egress (\$50.00 for resubmission) 100.00
(iii) Other appeals (\$50.00 for resubmission) 100.00
- (14) The fee for performance-based reviews shall be twice the amount of the review fees imposed by this Subsection, plus an additional fee of \$100.00 (\$50.00 for resubmission) for smoke control reviews and timed egress.

Proposed law provides the state fire marshal may establish by rule, in accordance with the Administrative Procedure Act, reasonable plan review fees in order to implement the provisions of this Part, not to exceed the following:

- (1) For buildings of two thousand square feet or less, five hundred dollars.
- (2) For buildings over two thousand square feet, thirty cents per square foot.
- (3) For code equivalency review, two hundred dollars per review.
- (4) For sprinkler systems, not to exceed four hundred dollars for up to four hundred fifty heads, and not exceeding thirty cents for each additional head over four hundred fifty heads.

- (5) For fire suppression, not to exceed three hundred dollars for up to one hundred heads, and not exceeding thirty cents for each additional head over one hundred heads.
- (6) For fire detection and alarm systems, not to exceed one hundred fifty dollars for up to one hundred devices, and not exceeding thirty dollars for each additional group of twenty-five devices over one hundred devices.
- (7) For fuel storage tanks, not to exceed seventy-five dollars for a single tank, and not exceeding forty dollars for each additional tank.
- (8) For conveyance devices, not to exceed two hundred dollars for a single conveyance device, and not exceeding one hundred fifty dollars for each additional conveyance device.

Present law provides that when the plans are reviewed by the office of state fire marshal, code enforcement and building safety, the original set of plans properly stamped "Reviewed" by the state fire marshal shall be retained by the contractor for the construction, renovation, or remodeling for the project in question as long as the structure, watercraft, or movable is in the process of construction, renovation, or remodeling and that upon final completion the contractor shall turn them over to the owner.

Proposed law repeals these provisions of present law.

Present law provides for submission and exchange of hard copies of plans.

Proposed law amends these provisions to allow delivery and review of plans electronically.

Present law provides that the letter and reviewed plans of the fire marshal shall be kept at the site of the project for inspection by the fire marshal or his deputies for as long as the structure, watercraft, or movable is in the process of construction, renovation, or remodeling.

Proposed law repeals these provisions of present law.

Present law provides that the office of state fire marshal, code enforcement and building safety shall no longer retain any copy of the reviewed plans or blueprints and is hereby authorized to destroy all such plans and blueprints currently in the archives of the state fire marshal after one year has passed from the effective date of present law.

Proposed law repeals these provisions of present law.

Present law provides that the owners of all structures, watercraft, and movables shall retain blueprints including the original building plans and specifications which have been stamped "Reviewed" by the state fire marshal in a safe place for as long as the structure, watercraft, or movable is occupied, used, or both.

Proposed law repeals these provisions of present law.

Present law provides that a parish or municipality may accept determinations made by the state fire marshal as they pertain to life safety and fire protection.

Proposed law that a parish or municipality shall accept determinations by the fire marshal in these areas.

Present law provides that commercial and residential contractors and homeowners who are excepted from the contractor licensing law under present law may establish agreements with certified third-party providers to conduct plans review and inspections and enforce the state uniform construction code.

Proposed law forbids such agreements with regard to plans review.

Present law allows various state and local authorities to seek injunctive relief or impose fees for violations of present law.

Proposed law adds the state fire marshal to these authorities.

Proposed law provides that the requirements of the codes in effect at the time of plan submittal to the office of state fire marshal plan review section shall apply to the inspections of buildings other than one- and two-family dwellings. The editions established by plan review are valid if a permit for construction is issued within 180 calendar days of the plan review letter.

Present law provides that the Dept. of Public Safety and Corrections shall employ and supervise personnel necessary for the administration of the law regarding the state uniform construction code.

Proposed law removes this provision of present law.

(Amends Section 1 of Act No. 534 of the 2024 Regular Session of the Legislature, R.S. 40:1573.1(A), 1574(B), 1574.1(A), (B)(1) through (3), (4)(a) and (b), and (C)(1) and (2), 1730.23(H), 1730.24(B), 1730.31, 1730.32, 1730.33(A) and (B)(intro. para.), and 1730.34(B); Adds R.S. 40:1730.33(C); Repeals R.S. 40:1574.1(B)(4)(c), (5), and (6))