

September 13, 2013

Town of Dewey Beach  
105 Rodney Ave.  
Dewey Beach, DE.19971

Re: Atrium and Smoke Control Systems  
Hyatt Place at Ruddertowne; 124 Dickinson Street; Dewey Beach, DE

Mr. William Mears,

This letter is in response to the open item # 3 brought forth by the Town of Dewey Beach involving the atrium and smoke control systems in a memorandum dated 09-12-13.

The design is in full compliance with the provisions of both the 2003 International Building Code and the 2009 NFPA 101 Life Safety Code.

The project has been reviewed and approved without a smoke control system for the following reasons:

The building code defines an atrium as "An opening connecting two or more stories" (section 404.1.1). The 2003 IBC commentary further clarifies that "an atrium is a floor opening or series of openings that connect the environments of adjacent stories." The Lounge is connected to the corner entry lobby by an unprotected opening to opens each floor to each other and is an Atrium. The pool area is not open to any other floor so does not qualify as an Atrium.

Section 404.4 addresses when smoke control systems are required. Smoke control systems are not required if the building complies with exception 2. Exception 2 applies if the building complies with Section 1019.1 exception 8 or exception 9.

Section 1019.1, exception 8 states:

*In other than occupancy Groups H and I, a maximum of 50 percent of the egress stairways serving one adjacent floor are not required to be enclosed provided at least two means of egress are provided from both floors served by the unenclosed stairways. Any two such interconnect floors shall not be open to other floors.*

The building complies with this exception because the building is not a Group H or I, there is access to two egress stairs that are fully enclosed, and the atrium only connects the ground and first floors.

Section 1019.1 exception 9 states:

*In other than occupancy Groups H and I, interior egress stairways serving only the first and second stories of a building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such interconnected stories shall not be open to other stories*

The building complies with this exception because the building is not a Group H or I, the corner lobby stair is an interior stair serving only the ground and first floors, the building is fully equipped with an automatic sprinkler system, and the ground and first floor atrium areas are not open to other stories.

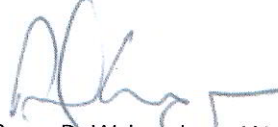


**Because the atrium complies with Section 1019.1 exception 8 or 9, the atrium complies with Section 404.4 exception 2. Because the atrium complies with Section 404.2 exception 2, smoke control is not required.**

As an additional fact, Sussex County Delaware has recently adopted the 2012 International Building Code. This code edition, as well as the 2009 and the 2006 editions have all simplified the language in the smoke control section (Section 404.5) to provide only one exception. This exception states simply that "smoke control is not required for atriums that connect only two stories". Because the atrium only connects two stories, the building is not required to have smoke control systems. This exception language is consistent with the intent of the exceptions in 2003 which allow for smoke control exceptions when only connection two stories.

For all the reasons above, we maintain the building is designed and constructed in full compliance with the smoke control provisions of 2003 IBC Section 404.4.

Sincerely,



Bruce D. Weinstein, AIA  
President

Delaware Architecture License Number: S5-0005956

