



TOWN OF DEWEY BEACH

www.townofdeweybeach.com

105 Rodney Avenue
Dewey Beach, DE 19971
302-227-6363 (Voice or TDD)
302-227-8319 (Fax No.)

May 29, 2013

Via Email and Regular Mail

Mr. Andrew Wright
Building Code Department
Sussex County
2 The Circle
Georgetown, DE 19947

RE: Ruddertowne Project Building Code Compliance

Dear Mr. Wright:

I write to follow up Bill Mears' letter of March 28, 2013 (copy enclosed) concerning various building code questions and issues related to the Ruddertowne project. To date, the Town of Dewey Beach has not received a response to these questions, and we are concerned that the developer will soon be seeking a certificate of occupancy. Accordingly, we request a response and also request a meeting to review the issues raised by the correspondence, as well as other issues which may need to be addressed in light of your response.

Please contact me, or the Town's Building Code Official, Bill Mears, at your earliest convenience. Thank you.

Very truly yours,

Marc Appelbaum
Town Manager
Town of Dewey Beach

cc: Mr. William Mears



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March 28, 2013

Andy Wright, Building Code Department

2 The Circle

Georgetown, De 19947

Dear Mr. Wright,

We have been able to review the copies of the approved construction documents provided to us by your office for the Ruddertowne Project. The Town of Dewey Beach was hoping that you could provide some guidance/responses on the following:

1. Documentation on the "conditions" as set forth in the approval from the Office of the State Fire Marshal and as stated in the Plan Review Report from Sussex County issued on 3/3/08?
2. Documentation that confirms that the entire building is to be fully sprinklered. The approved construction plans appear unclear as to whether the PARKING GARAGE will be equipped with a sprinkler system.
3. Documentation that confirms the Office of the State Fire Marshal received and approved the interior fit-out work (or if they need to). The SFMO Permit issued on 3/5/08 states SHELL and CORE ONLY. A subsequent letter dated 9/7/12 from State Fire Marshal Grover P. Ingle to Mr. David N. Sills, IV states that the current permit (2007-04-1162-SHL-03) will be extended for "the shell only."
4. Documentation that the Office of the State Fire Marshal approved the doors on the top floor PLAZA area to swing in the direction opposite of egress travel. 2003 IBC section 1008.1.2 requires that egress doors be side-hinged and open in the direction of egress travel where serving an occupant load of 50 or more persons. The calculated occupant load for the PLAZA area is 209 as stated by the design architect on the approved construction documents.
5. Documentation for the building's compliance with ANSI/ASHRAE Standard 90.1 Energy Standard for Buildings as was stated would be provided in the letter from Davidson Associates to Mr. Charlie Wheatley, Sussex County Plans Examiner, and dated 1/24/08. It

appears as though the documentation was sent via facsimile to Mr. Wheatley on 2/21/08, however only page 1 of 2 was provided to Dewey Beach.

6. Provide documentation, if it exists, to confirm that all applicable requirements of the International Mechanical Code have been met based on a review of submitted construction documents. Need information on swimming pool area HVAC requirements, kitchen hood exhaust system and associated make-up air provisions.
7. Provide documentation on the required atrium smoke removal system as required in IBC Chapters 4 and 9. Atriums, by definition, exist in the swimming pool area and the front lobby area.
8. Provide documentation that the terms of 2003 IBC 1612.4 (Design and construction-ASCE 24) have been met. Our office can find no information on the approved construction plans that indicate that any form of flood water mitigation will be provided.
9. Provide documentation that Sussex County approved the request for a code variance for the use of the 50' limit for dead-end corridors as cited from the 2009 IBC. The 2003 IBC limits dead-end corridors to 20' in section 1016.3.

Thank you in advance for your consideration and timely response to these items.

Sincerely,



William Mears

Dewey Beach Building Code Official

Cc: David Naples

Marc Appelbaum Town Manager