

December 1, 2015

Mr. Tim Renshaw, Chief Building Inspector  
City of Jonesboro, Arkansas  
300 South Church St.  
Jonesboro, Arkansas 72401

**RE: 534 WEST WASHINGTON, JONESBORO, ARKANSAS**

Dear Mr. Renshaw:

At the request of Kevin and Cathy Richardson, we have been asked to provide a letter of compliance of their use of the building at 534 W. Washington Ave. The current use is a bed and breakfast which is a R-2 occupancy under the 2012 Arkansas Fire Prevention Code. As we reviewed the code we compared the current use to the proposed use and found that both uses are classified as R-2 under the current code.

Under **SECTION 310 RESIDENTIAL GROUP R** there are four classifications of occupancy R-1, R-2, R-3 and R-4. The current use is a bed & breakfast with 12 guest rooms that are typically non transient (stay 30 days or longer). This usage best fits the R-2 occupancy classification.

The R-2 occupancy also is the best fit for the proposed use. Their usage would be as a Congregate Living Facility. A Congregate Living Facility is defined as a building or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities. Each bedroom has its own bathroom facility. The occupants will share a common kitchen.

We have verified the proposed usage with specific questions to the new owner. We asked if the residents were under 24 hour supervised care. Their response was that the residents are not under 24 hour supervision. The residents would be under house rules about coming and going, but are free to leave any time. We also asked if custodial care is needed. The new owner responded that each occupant can provide their own cooking, taking medications, bathing, and using toilets. These responses eliminate the R-3 and R-4 occupancy classifications.

Under **SECTION 3408 CHANGE OF OCCUPANCY** allows the use or occupancy of a building to change and the building is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code for those groups provided the new group is less hazardous, based on life and fire risk, than the existing use. To be certain the proposed use would be less of a hazard because the residents would be there for six months to a year.

Based upon the review outlined above, we respectfully request that a certificate of occupancy be issued as a Congregate Living Facility to the Cathy & Kevin Richardson for a Group R-2 occupancy.

If you have any questions, please call 870-931-8085.

Sincerely,  
Stacks Architectural Firm, PLC

Ken Stacks, Managing Member