



INSPECTIONS

200 3RD STREET NORTH
FARGO, NORTH DAKOTA 58102
PHONE: 701-241-1561
FAX: 701-476-6779

Before the Board of Appeals of the City of Fargo
\$150 filing fee must accompany this form

Appeals of (Owner/Interested Parties): 220 West LLC / Jesse Craig

Property Address: 220 10th St NW

What specific violations are you appealing and what material facts do you have to support your objection?
(Attach additional pages as necessary)

What relief do you seek, and why do you feel that the finding should be reversed, modified, or otherwise set aside? (Attach additional pages as necessary)

This appeal must be filed with the Fargo Inspections Department within 20 days of the date on your notification of the violations. The Inspector who performed the original inspection will present this appeal at the next meeting of the Board of Appeals, not less than 10 and not more than 60 days from the date below. You will be notified by mail in advance of the date, time, and place of the meeting. Any orders to correct violations that are appealed on this form will be stayed until the Board of Appeals has made its ruling.

We require that the signatures of all interested parties, along with their respective mailing addresses, be affixed to this appeal. Please attach an additional page as necessary to include all those participating in the appeal.

Name: Jesse Craig Address: PO Box 426

Signature: [Signature] Fargo ND 58102

Interest: 701-232-1355 jrcraig@craigprop.com

In addition, it is necessary that there be a verification of the truth of the matters stated above by at least one of these parties. Please be advised that such a signature will be considered a declaration under penalty of perjury.

Name: _____ Date: _____

Signature: _____

Interest: _____

These requirements are made in accordance with Chapter 1 of the International Property Maintenance Code, as adopted in Article 31 of the Fargo Municipal Code.

220 W. Rental Unit

The issue that we are debating is the travel distance in a unique situation for a condominium unit that is embedded in the apartment building. It is on the second floor and is approximately 3600 ft.². (See attached plans) The code states that we have a travel distance issue based on the design of the building. So we are required to have a second store out of this unit. We would submit that this second floor independent unit which is also segregated by a fire separation is safer than any residential second floor in this community. It just happens to be in a commercial building. In fact the floor to floor height is less than most high-end homes that you would see in South Fargo. So in fact there is less distance to the ground out of a second-story window. And we know there are many houses in the South Fargo area that have square footages on their second floor equivalent to this individual unit. We have egress windows just like the single family houses do, but because it's commercial it's also sprinkled so in fact much safer than any single family home in this community that isn't sprinkled which we don't believe there are many if any. We also have egress windows that go on to a second floor, flat roof that has an access ladder to the ground. The second issue is that this back staircase that has to be constructed to meet the current code issue is off of a back alley where someone could be out of sight while they tried to break into the second-story unit and not seen. The owner that is going to be living there is quite concerned about this issue of safety. For these reasons we feel that the distance issue should be waived.

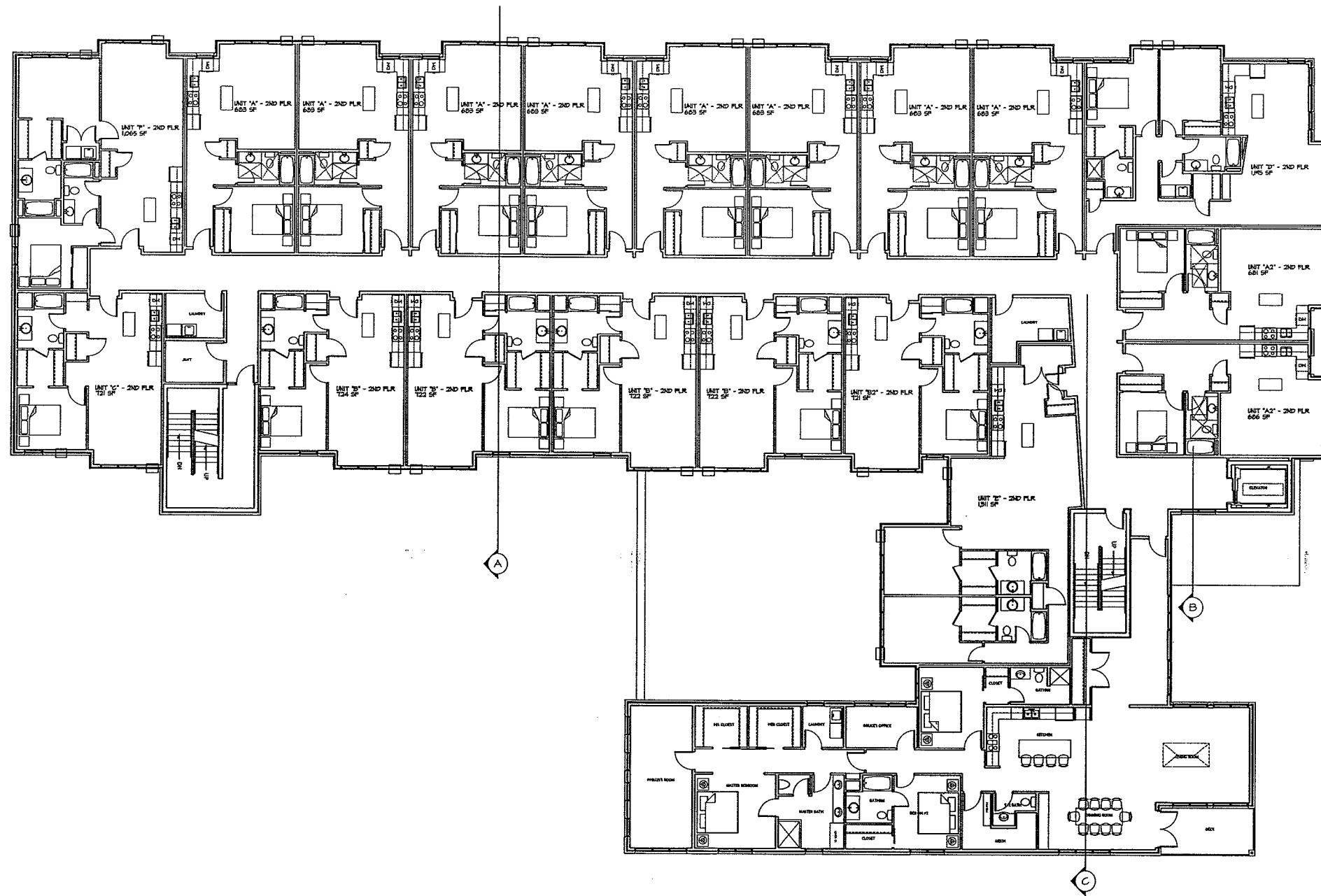
IBC Section 1014.3 Common path of egress travel.

The common path of egress travel shall not exceed the common path of egress travel distances in Table 1014.3.

**TABLE 1014.3
COMMON PATH OF EGRESS TRAVEL**

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)		WITH SPRINKLER SYSTEM (feet)
	Occupant Load		
	≤ 30	> 30	
B, S ^d	100	75	100 ^a
U	100	75	75 ^a
F	75	75	100 ^a
H-1, H-2, H-3	Not Permitted	Not Permitted	25 ^a
R-2	75	75	125 ^b
R-3 ^e	75	75	125 ^b
I-3	100	100	100 ^a
All others ^{c, f}	75	75	75 ^a

b. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.



2ND FLOOR PLAN
 SCALE: 1/8"=1'-0"



