

INTER-OFFICE MEMO



TO: Conservation, Development, and Planning Department

FROM: Gabrielle Avina, Fire Department

DATE: August 4, 2008

SUBJECT: Cimarossa Winery Use Permit Modification Comments
Apn: 018-060-069 P07-00719

Site Address: 1185 Friesen Rd. Angwin

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct a 3,992 square foot winery and construct 2,500 square feet of wine cave. The applicant has also submitted a road exception request and the fire department has commented on the road exception request in a letter July 21, 2008. Based on the use and occupancy of the cave as described in the use permit application we have classified this cave to be a Type I wine cave. We recommend the following conditions if the project is approved.

- 1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**
2. The project is located in State Responsibility Area in a very high fire hazard severity zone. All structures will require Class A roofs and shall comply with the ignition resistant construction requirements of Chapter 7A of the California Building Code.
3. Based on the use and occupancy of the cave as described in the use-permit application we have classified this cave to be a Type I wine cave. A Type 1 wine cave is used for the storage and/or processing of wine and is constructed and furnished solely of non-combustible materials and does not allow public access. Type 1 wine caves are not allowed to contain combustible contents and hosted events are not allowed in the caves.
4. An approved automatic fire sprinkler system will be required for all structures 3,600 square feet or greater. The aboveground winery building will be required to be

protected with an automatic fire sprinkler system because the structure with the covered area is over 3,600 square feet. The fire sprinkler system shall be installed and maintained in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 2002 edition)*.

5. The caves for this project will not require automatic fire sprinkler protection because they are considered Type I wine caves.
6. The **minimum** required fire flow for the protection of the **proposed** project is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 12,000 gallons. The fire flow and storage volume in a sprinklered building is in **addition** to the water demand for the sprinkler system.
7. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 1999 edition)*. Fire pumps are required to be listed and tested by an approved testing agency and are required to be either diesel driven or electric. Electric fire pumps also require a secondary power source.
8. The private fire service mains shall be installed and maintained in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 2002 edition)*.
9. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2007 edition*. Fire hydrants will be required within 250 feet of all exterior portions of the buildings and cave portals.
10. All post indicator valves, control valves, waterflow devices and fire pumps shall be monitored by an approved remote station or central alarm monitoring company. The fire alarm shall be installed and maintained in accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition)*.
11. The winery cave shall have a minimum of two exits and all exits must be clearly identified. All exits shall be illuminated when the winery cave is occupied and the fixtures providing exit illumination shall be supplied from a dedicated circuit or source of power used only for exit illumination. All exit doors shall have single action, common knowledge hardware.
12. Travel distance to the nearest exit shall not exceed 300 feet in a Type I wine cave.
13. The applicant shall provide the Fire Department the ability to communicate between emergency personnel inside the cave.

14. Fire apparatus access roads shall be provided to within 150' of all portions of a structure and to cave portals. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet.
15. Fire apparatus access roads shall be cleared of flammable vegetation on 10 feet of each side of the roadway. Dry grass shall be cut to less than 4" in height, ladder fuel from trees shall be removed up to 8', brush shall be cut or removed and all dead fuel shall be removed.
16. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
17. The request for beneficial occupancy **will not** be considered until all fire and life safety issues have been installed, tested and finalized.
18. The approved address numbers shall be placed by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 4" in height, contrasting in color with their background and shall be illuminated.
19. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
20. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.
21. A Knox Cabinet shall be installed at an approved location by the Napa County Fire Marshal's Office. The cabinet will require "tamper" monitoring by the required fire alarm system.
22. The Knox Cabinet shall have one or all of the following items:
 1. A minimum of 2 master keys to the buildings/cave(s) for emergency access.

2. 2 copies of scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
 3. Scaled floor plans of all buildings and caves showing doors, offices, etc.
 4. Napa County Hazardous Materials Business including all MSDS forms, etc.
23. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
24. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.
25. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County for the independent peer review of alternate methods proposals.
26. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.
27. A digital file of the site and floor plans in a PDF format must be submitted at building final.