

Gee, Ronald

From: Banvard, Eric
Sent: Tuesday, November 09, 2010 3:15 PM
To: Gee, Ronald
Cc: Jordan, Jessica
Subject: RE: CCBJ Properties, LLC /Use Permit # P10-00119-UP Comments

Ron,
I agree with your understanding of what we previously discussed.
To the best of my knowledge there isn't a "trigger" in the 2007 California Building Code that would require the existing building involved in the use permit P10-00119 to be retrofitted with an automatic fire sprinkler system.

If an existing building was converting to a church use, and the assembly area exceeded 12,000 SF or 300 occupants, then the assembly area would have to be retrofitted.
The code for this issue is found under section 903.2.1.3 of the 2007 CBC.
The building in question is well below both thresholds pertinent to the present building.

As you allude to below, the Fire Marshal is an independent agency and may have requirements that you and I are not aware of that could trigger a retrofit.
The applicant should confer and confirm directly with the Fire Marshal's office regarding this issue.
Thanks,

Eric Banvard
Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559
(707) 299-1359; fax (707) 299-4058

From: Gee, Ronald
Sent: Monday, November 08, 2010 5:19 PM
To: Banvard, Eric
Cc: Jordan, Jessica
Subject: CCBJ Properties, LLC /Use Permit # P10-00119-UP Comments

Hi Eric,

To confirm our conversation today, Building Inspection comments are forthcoming.

I understand that Building Code thresholds that trigger fire sprinklers installation for a church use only apply if church capacity exceeds 300 or if the meeting place is greater than 2,000 sq. ft. in size. Since neither situation applies in this case, Building Inspection will not require sprinkler installation. However, the Fire Marshal may still determine whether sprinklers are required due to the change in use in the building.

Many thanks for your time,

Ron

Ronald Gee, AICP
Napa County Conservation,
Development & Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

707.253.4417

ronald.gee@countyofnapa.org