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Conservation, Development and Planning

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Hillary Gitelman
Director

3-16-10

Building Inspection Department review comments for inclusion with:

Planning Department permit: P09-00540 Use Permit Major Modification

Project: Feathered Horse Vineyards (formerly Lake Ridge Winery, Vineyards)

Status of Building Department review of this Permit: Approved: awaiting future building permit submittals.

At parcel: 032-010-088 (formerly 032-010-068)
Address TBD; house is at 90 Long Ranch Road, St Helena, CA

Owner: Edwards P. Fitts

Description of permit: Winery modification to (1) relocate of the winery structure & caves, (2) add tours & tastings and marketing plan with catered food, (3) change hours of operations to 10 a.m. - 10 p.m. event dependent.

Comments:

The Building Department has no issues or concerns with the approval of the Use Permit Major Modification; it is a use permit modification only and doesn't in itself authorize any construction. No significant California Building Standards Code issues can be foreseen at this time based on the information presented. Any such issues will be dealt with during future building permit application review and approval processes.

All plans and documents for commercial projects are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect, or other allowable properly CA-Licensed Design Professional in Responsible Charge (Business and Professions Code, Chapter 3, Division 3 & California Building Code, Appendix Chapter 1).

Prior to any future construction work applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B. Submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits. Note 1: All doors, including cave portal and interior doors, must meet requirements of 2007 CBC 1008 and 1133B. Note 2: Thirty inch difference in main floor elevations of office/tasting and cellar areas is not accessible at interior stairs; unclear if path of travel via cave areas or exterior will be considered adequate to meet the intent of code.

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