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Conservation, Development and Planning

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Hillary Gitelman
Director

6-4-10

Building Inspection Department review comments for inclusion with:

Planning Department permit: P09-00222 Use Permit General

Status of Building Department review of this planning entitlement: Approved

At parcel: 018-060-027
TBD# at Silverado Trail, Calistoga, CA

Owner: Napa County Land Trust (Shutters Winery)

Description of permit: Entitlement for New Winery: Use permit for 50,000 gallon per year winery with an approx. 9,000 SF winery building and approx 12,000 SF of caves.

Comments:

The Building Department is not reviewing this project for compliance with CA Building Standards at this time; it is only reviewing the proposed Planning entitlement. The Building Department has no issues or concerns with the approval of the Use Permit General; it is a planning entitlement only and doesn't in itself authorize any construction or change in occupancy.

The only significant California Building Standards Code issues foreseen at this time based on the information presented are:

1. The proposed means of egress exits from the cave do not appear to comply with CBC 1008 and 1133B requirements for exit doors. Three large overhead and or swinging doors are shown. At least 2 complying exit "personnel" doors must be provided and the 2 exits need to be separated as much as possible, such as at the 2 outer portals of the bank of 3 portals. Complying exits could be within the larger doors or as separate doors.
2. The large horizontal sliding "barn-style" doors serving the Hospitality area may also have issues with CBC 1008 and 1133B. Since Use Permit plans aren't required to be very detailed there isn't enough information to make a determination at this time.
3. There is not enough information to determine the occupant load for determining the minimum number of restroom fixtures that will be required for the project. It would appear that the restrooms shown are both single accommodation toilet rooms. This may or may not be enough. When the submittal is made for building permits the plans must detail how the number of fixtures provided complies with CPC 412 and Table 4-1 requirements.

4. The most recent architectural plans and the most recent civil plans show the accessible parking in different locations. When the project is submitted for building permits it is very important that all the plans are consistent with each other.

Issues with California Building Standards Code compliance will be dealt with during the 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, or change in occupancy, 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. Note: All doors, including cave portal and interior doors, must meet requirements of 2007 CBC 1008 and 1133B. Submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.

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