



A Tradition of Stewardship
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Hillary Gitelman
Director

12-7-10

Building Inspection Department review comments for inclusion with:

Planning Department permit: P10-00255 Use Permit Major Modification

Status of Building Department review of this planning entitlement: Approved; awaiting Building Permit submittals

At parcel: 032-010-061
1683 Sage Canyon Road, St Helena, CA

Owner: Timar LLC (Continuum Winery)

Description of permit: Major Modification to existing winery: Convert existing 6,600 gallon per year winery into a new 28,000 gallon per year winery in an entirely new production facility with caves below. Also, convert existing winery building w/ guesthouse into agricultural storage and vineyard management office.

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 Major Modification; it is a planning entitlement only and doesn't in itself authorize any construction or change in occupancy.

There are a few significant California Building Standards Code issues foreseen at this time based on the information presented:

1. Many issues related to required accessibility are not clearly indicated on the drawings submitted. This is normal at the use permit stage. However plans for building permit(s) must be sufficiently detailed and show compliance with all pertinent code requirements related to accessibility found in CBC Chapters 10 and 11B.
2. The accessibility between areas at the upper floor of the winery is a bit unclear. It appears that the Hospitality and Lab Tasting room on the South side of the winery are not served by the elevator in the Northwest corner; this isn't code compliant. The design must be altered to include access for wheelchairs between all portions of the upper level since there is an elevator serving the building. Although the upper floor spaces appear to all be at the same level it also appears that the Southside rooms can only be accessed by stairs. Furthermore, the Hospitality space at the upper level

appears to be the highest hospitality space at the facility and would therefore be expected to have the most commanding views. As such it would be considered a unique area from other hospitality spaces at lower levels; therefore it must be on a vertically accessible path of travel.

3. It appears that the stairways related to the fermentation tanks are not only serving the working needs of the tanks (normally called catwalks) but are also serving as normal circulation stairways between the main and upper levels of the winery. As such these stairways and tank work platforms must meet normal requirements found in CBC chapters 10 and 11B; they wouldn't be considered to be industrial-only "catwalks". This will affect design of guards, handrails, stair rise/run/width, floor surface, etc.
4. 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. When the submittal is made for building permits the plans must detail the occupant load for fixtures and how the number of fixtures provided at the buildings complies with CPC 412 and Table 4-1 requirements.

These and 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 (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. Submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits. Per Building Department policy, please coordinate the drawings so that all items related to accessibility compliance are grouped coherently together on one (or more) sheets

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