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Conservation, Development and Planning

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Hillary Gitelman
Director

12-6-10

Building Inspection Department review comments for inclusion with:

Planning Department permit: P10-00206 Use Permit Major Modification

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

At parcel: 036-180-041
4120 Howard Lane, Napa, CA

Owner: Darioush Khaledi Winery LLC (Caravan Serai Winery)

Description of permit: Major Modification to a "used" but not constructed 100,000 GPY winery. New 7,285 SF winery/tasting/marketing building and a new 13,500 SF barrel storage/winemaking building. Proposed round-about at intersection of SR-29/ Driveway/ Howard Lane. Increase tours and tastings visitation to 400 per day, new marketing plan with significantly increased visitation, increase employment to 15 full-time and 15 part-time, increase parking to 47 spaces, add commercial kitchen, remove UP custom crush restrictions.

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. For example the seating areas at the East and South sides of the winery appear to be for hospitality. Therefore they need to be on an accessible path of travel along with all the ground floor elements on the buildings. Plans for building permit(s) must be sufficiently detailed to the proposed conditions and show compliance with all pertinent code requirements related to accessibility found in CBC Chapter 11B.
2. The Detail 1 drawing on sheet UP2 (of 4) shows a shared access aisle between the 2 accessible parking spaces that is only 5' wide. This loading/unloading aisle must be a minimum of 8' wide since it serves a required van accessible parking space. Plans for

building permit submittal must accurately indicate compliance with all relevant sections of CBC 1129B.

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. When the submittal is made for building permits the plans must detail 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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