



Code Compliance Letter



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

July 12, 2019

Sinskey Family Limited Partnership
C/O Robert M Sinskey
6320 Silverado Trail
Napa, CA. 94558- 9747

LOCATION: 6320 Silverado Trail, Napa, CA; APN 031-230-017-000

Dear Property Owner:

On December 4, 2018, the Board of Supervisors approved Resolution No. 2018-164, providing direction to staff regarding the County Code Compliance Program. The Resolution requires County staff to conduct a health and safety inspection to mitigate any hazards that might be present while you continue operations. If County staff identifies health and safety violations that pose an immediate threat to public health, safety, and/or threaten the environment, the County requires that the owner abate the violations before a hearing can be held on the use permit application.

On March 29, 2019, the County received an application for a use permit modification to correct code violations that may have been or are occurring at the property described above. Your application was submitted prior to the deadline and qualifies for the program established by the Resolution. On April 24, 2019, County staff conducted an inspection and identified health and safety issues that if corrected will create a safer environment for your employees and visitors at the winery. The following list of items should be implemented at your earliest convenience to facilitate processing of your use permit application and items may require permits.

1. Please paint the fire lane at the Eastern fire hydrant per 2016 CFC 503.3. The hydrant bodies shall be painted chrome yellow. The tops and caps shall indicate the available gallons per minute. Below 500 gallons per minute shall be painted red, 500 – 999 gallons per minute shall be painted orange, 1000 – 1499 gallons per minute shall be painted green and 1500 gallons per minute or more shall be painted blue;
2. Please post the address on the exterior of the building per 2016 CFC section 505.1 and the Napa County Code commercial guidelines;
3. Please repair all illuminated exiting signs that are not functioning and all egress lighting in the cave shall be replaced or repaired per 2016 CFC section 1031.4;
4. All exiting doors are to have panic, lever, or lever with thumb turn or key cylinder deadbolts with interconnected hardware per 2016 CFC section 101 0.1.9;
5. Please post a sign above the main exit door stating this door is to remain unlocked while the building is occupied per 2016 CFC section 101 0.1.9.3 (2);

6. Please remove all improper hardware at exiting doors so it will be openable without the use of a key or special knowledge or effort per 2016CFC 101 0.1.9;
7. Please remove or relocate the table at the main entrance because it is blocking the means of egress. per 2016 CFC Section 1003.6;
8. Please complete the required five years sprinkler test by license C-6 fire sprinkler contractor per 2016 CFC Section 901.6, Title 19, Dev 1, 904(a)(1) and 2014 NFPA 25 Table 5.1.1.2;
9. Please remove all items and provide a minimum of 24 inch clearance at ceiling in non-sprinklered buildings per 2016 CFC section 315.3 .1;
10. Please service the fire suppression system in the kitchen, it is required every six months per 2016 CFC section 90 4.12.6.2;
11. Please provide documentation of the cleaning of the hood and the ducts in the kitchen per 2016 CFC section 609.3.3;
12. please provide documentation of testing for the fire alarm system per 2016 CFC section 907.8;
13. The cave was permitted as a type I cave. This cave is permitted solely for use as storage and or processing of wine at the winery facility. Please cease all public tours, tastings and events in the type I cave until the cave has been upgraded and permits issued and finalized to use as a type II or type III cave which will allow tours tastings and events. Per 2016 CBC section 446.

The following items would require your immediate attention. Please contact me so I may assist you with addressing the issues.

14. Secure the fermenting tanks and catwalks on the backside of the winery building by bolting them down or other means of connection. Bolting the tanks lessen the chance of the tank shifting and causing injury to people in the area during an earthquake event. Bolting applications vary by manufacturer, tank size, weight, and the shape the manufacturer or an engineer are required to provide an attachment solution. Please obtain a building permit prior to installation of the tanks and catwalks attachment, Section 1 5.7.5 ASCE seven – 10, 2016 CBC Chapter 35;
15. A storage container used for keeping the wine chilled has been installed (with electrical and AC) and an attached shade structure were constructed without benefit of a building permit. A building permit is required. Prior to applying for the building permit please contact your project planner, Emily Hedge, to determine if a modification to the use permit is necessary. Per CBC section 501.1

Please contact me to discuss your efforts to correct the violations described herein or if you have any questions. You may reach me at (707) 299-1347.

Sincerely,



Greg Baxter,
Code Compliance Officer III
Planning, Building & Environmental Services

Cc: Chron, File