



A Tradition of Stewardship  
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Napa County Code Compliance

# Code Compliance Program

## Overview

January 24, 2017





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# Code Compliance

## Services:

- Building Compliance
    - Illegal Construction
    - Substandard Housing
    - Dangerous Buildings
  - Zoning Compliance
    - Use Permits
    - Conservation Regulations
    - Farm Labor Dwellings
    - Short Term Rentals
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# Code Compliance

- Property Nuisance –  
Multi-Agency/Department Collaborations
- Grading and Floodplain Violations
- Environmental Health Violations

Consolidated Policies and Procedures for PBES

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# Team Approach

- POP/Sheriff
  - Environmental Health
  - Engineering
  - Conservation
  - Fire
  - County Counsel
  - District Attorney
  - Building and Planning
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# Abatement Process

## Voluntary Compliance

Violation notice with time line (flexible)

- Courtesy Notice

## Civil Actions

- Citations
- Property Nuisance
- Referral to County Counsel

## Criminal Actions

- Referral to District Attorney
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# Complaint Priority

## Priority 1 - Health and Safety

- Building Construction
- Substandard Conditions
- Public Nuisance

## Priority 2 – Non-health and Safety

- Public Nuisance – non-safety related
  - Land Use Violations
  - Use Permit/Zoning
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# Program Statistics

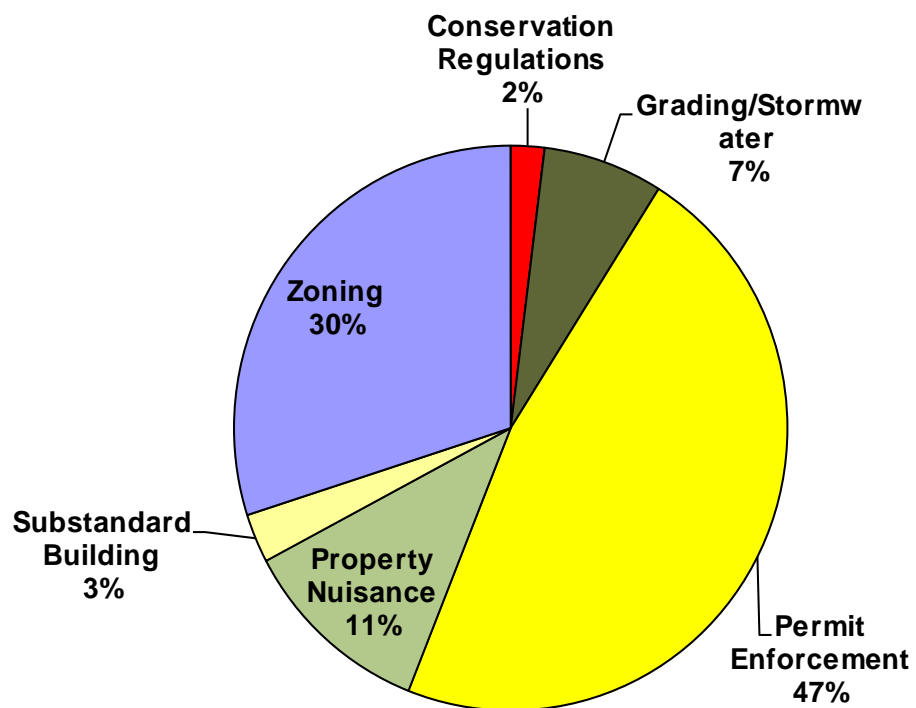
- May 2013 backlog: 917 cases
    - Increased staff in 2015
  - Pending backlog as of January 2017: 676 cases
  - New cases 2016: 357
  - 2016 cases closed: 376
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# Program Statistics

## 2016 Complaints Investigated by Type



Conservation - 7  
Permit Compliance - 168  
Grading/Stormwater - 25  
Property Nuisance - 40  
Substandard Building - 10  
Zoning - 107  
**Total 357**

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# Public Education/Outreach

## Online Code Complaint Form



## What! I need a Permit?

Check with the County of Napa Building Inspection Division before you start your project to 707-253-4436

According to California Building Code permits are required to construct, enlarge, alter, repair, move, demolish, or to erect, install, enlarge, alter, repair, remove, mechanical or plumbing system, the installation of which such work to be done, shall first make application to the Building Inspection Division.

### Did you know you need a permit for all construction:

1. One-story detached accessory structures of similar uses, provided the floor area does not exceed 70 square feet (6.46 sq. m).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 6 feet (1829 mm) high, and are not supporting a load.
5. Water tanks supported directly on the ground.
6. Sidewalks and driveways not over any basement or story below ground level.
7. Painting, papering, tiling, carpeting, or similar finish work.
8. Temporary motion picture, stage, or theatrical structures.
9. Prefabricated swimming pools less than 60 inches (1524 mm) deep, do not exceed 4000 gallons (15142 liters) of water.
10. Shade cloth structures or similar structures.
11. Swings and other playground equipment.
12. Window awnings supported by brackets (not more than 12 inches (305 mm) from the exterior face).

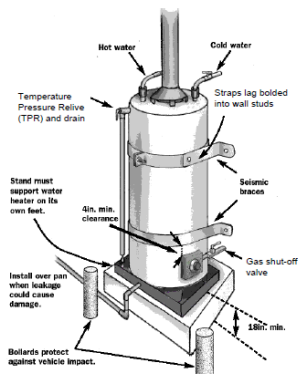
County of Napa  
Conservation Planning and  
Development  
Code Compliance  
1195 Third Street, Suite 210  
Napa Ca 94559

## Is your water heater safe?

Make sure you have a permit from the County of Napa Building Inspection Division when you replace your water heater!

The following are some safety items that the County looks for when inspecting a water heater:

- A temperature pressure relief valve (TPR)
- TPR Drain to the exterior of the dwelling or drain pan
- Two seismic straps to hold the water heater in place in the event of an earthquake
- Gas shut-off valve with flexible pipe
- An exhaust pipe that terminates outside of your dwelling
- If you have an electric water heater it must have a disconnect (switch) to turn the power off.



Typical gas water heater installation in a garage

County of Napa  
Conservation Planning and  
Development  
Code Compliance  
1195 Third Street, Suite 210  
Napa Ca 94559

Phone: 707-253-4417  
Fax: 707-253-4436  
www.co.napa.ca.us



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**NOTICE TO NAPA COUNTY HOMEOWNERS:**  
Any rental of residential property for less than 30 consecutive calendar days is considered a commercial use and incompatible with the County policies regarding agricultural preservation.

**FOR RENT**

You know your rights and responsibilities under Napa County before renting your house, second unit or guest house.



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# Building Code Compliance



Construction without permits.





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# Unsafe Conditions







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# Substandard Buildings

California State Health  
& Safety Code





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# Hoarding







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# Hoarding

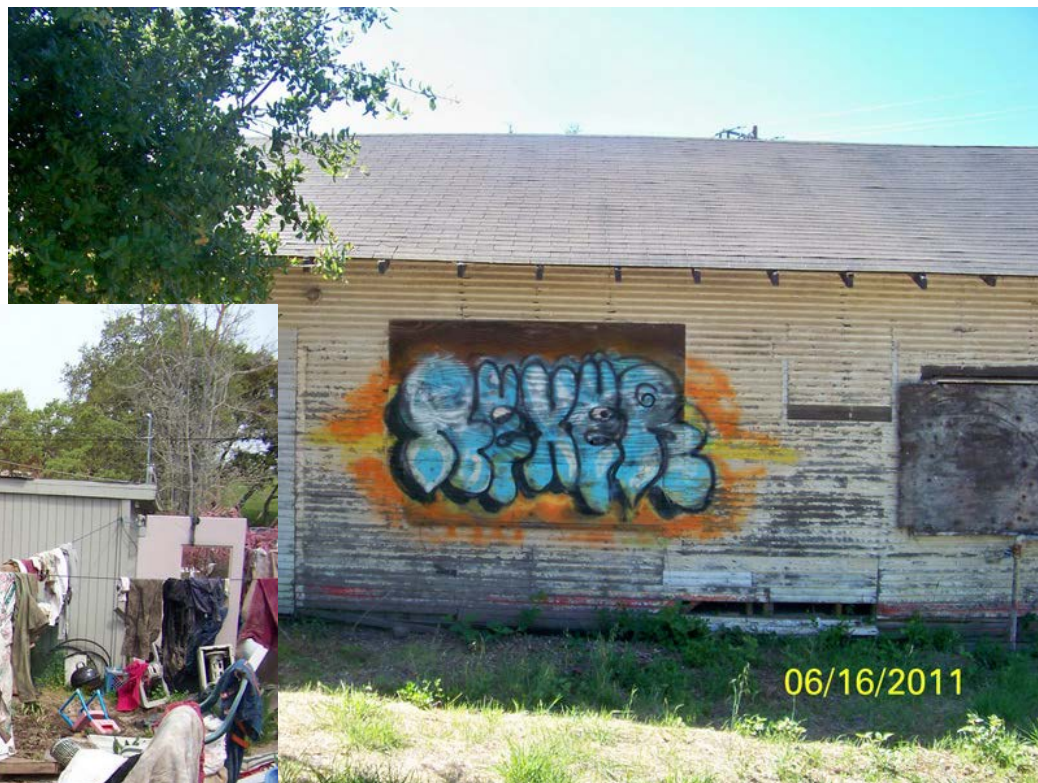






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# Property Nuisance







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# Nuisance Abatement







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# Creek Encroachments





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# Conservation Compliance

- Erosion control compliance monitoring and winterization inspections







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# Zoning Compliance

- Uses not permitted or not authorized.
- Compliance with use permit conditions.
- Short Term Rentals.





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# Winery Occupancy

- Expired permits or failure to obtain permits
- Operating without final inspections and Certificate of Occupancy
  - Incomplete fire safety systems
  - ADA
  - Conditions of use permit
- Voluntary compliance
- Litigation is final enforcement tool





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# 2016 Achievements

- Neighborhood Improvement Program
    - Imola
    - Milton Road
    - Pueblo Park
    - Berryessa Highlands
  - Reduction of case backlog
    - Improved follow –up on cases – Continue to address long-term violations through the assistance of County Counsel.
  - Two staff Members Certified under CACEO
  - Consolidated Compliance Efforts/Policies and Procedures Document
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# 2017 Goals

- Implement Policies and Procedures
  - Continue Neighborhood Improvement Program
    - Berryessa Estates and Angwin
  - Code Compliance Officer Safety
  - Winery Compliance Program
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