



A Tradition of Stewardship  
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**Conservation, Development and Planning**

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**Hillary Gitelman**  
Director

4-24-09

**Building Inspection Department review comments for inclusion with:**

Planning Department permit: P06-01426 General Use Permit

Status of Building Department review of this Permit: Approved

At property: APN 020-350-026-000  
4660 Silverado Trail North, Calistoga, CA

Owner: Shane Pavitt

Description of permit: Request for Use Permit and Variance to establish a 10,000 gallon per year winery in an existing two story barn within the winery setback from Silverado Trail

Comments:

Conversion of the existing Agricultural Building into a Winery involves a change in building occupancy classification. Improvements and revisions to the existing building almost certainly will be required. The Building Department is unable to give much guidance at this time since the use permit drawings submitted don't indicate specific layout of the proposed winery operations and uses in the various rooms. If facility or accommodations normally sought and used by the public in the winery are located only on the second floor then vertical accessibility between the existing first and second floors by ramp or elevator will be required. Unable to determine if this or other issues are applicable at this time; issues will be dealt with during future building permit application and review process. Building Department approval of this Planning Use Permit doesn't imply that the existing facilities are fully acceptable for the proposed future winery use without some future alterations being required to meet California Building Standards Code requirements.

All plans and documents for commercial projects, such as this one, are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect, or other allowable 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 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.

A handwritten signature in black ink, appearing to read "Eric Banvard".

**Eric Banvard**  
Plans & Permit Supervisor  
Conservation Development & Planning  
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