



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

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**Hillary Gitelman**  
Director

7-12-09

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

Planning Department permit: P09-00039 Use Permit General

Status of Building Department review of this Permit: Approved

At parcel: 032-010-068-000  
90 Long Ranch Road, St Helena, CA

Owner: Ed Fitts

Description of permit: Request to construct a 10,000 gallon per year winery with associated caves. And a request for an exception to the Road & Street Standard of 20 foot width for commercial (winery access).

Comments:

The Building Department has no issues or concerns with the approval of the Use Permit General; it is a use permit only and doesn't in itself allow any construction. Certain California Building Standards Code issues with accessibility can be foreseen at this time based on the information presented. No accessible path of travel is evident from the accessible parking space to any of the activities on the lower level. It is unclear that vertical accessibility by ramp or elevator between the 2 levels of the proposed winery is not required to be provided. If the lower level has facilities and accommodations normally sought and used by the public that only occur on that level of the winery then access by ramp or elevator would be required (2007 CBC 1103B.1 Exception 2.2). Regardless of the ramp or elevator issue both levels of the winery including the caves must meet the applicable requirements for accessibility per 2007 CBC Chapters 10 and 11B. These and other code issues will be dealt with during future building permit application and review 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, or other allowable properly 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. Obtain needed building permit(s) prior to excavating winery cave or other construction. Submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.

**Eric Banvard**

Plans & Permit Supervisor  
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