



A Tradition of Stewardship
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Conservation, Development and Planning

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Hillary Gitelman
Director

2-10-11

Building Inspection Department review comments for inclusion with:

Planning Department permit: P10-00155 Use Permit General

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

At parcel: 025-440-010
2697 Chiles Pope Valley Road, St Helena, CA

Owner: Napa County Regional Park & Open Space District

Description of permit: Moore Creek Park: Use Permit and Parks and Rural Recreation Findings for a new (roughly 1,580 acre) public park located north of Lake Hennessey. Park is to be owned and operated by the Napa County Regional Park and Open Space District.

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 General; 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 yet indicated on any drawings submitted. Plans for building permit(s) must be sufficiently detailed to indicate existing and proposed conditions and show compliance with all pertinent code requirements related to accessibility found in CBC Chapter 11B.
2. Based on the limited scope of "construction" items proposed the areas of concern at this time appear to be related to the Staging Area, and at least include: Accessible parking space(s); accessible sanitary facilities; an accessible path of travel from the accessible parking to the accessible sanitary facilities.
3. It is unclear what functions the proposed "Kiosk" provides to the public. If it is something that is sought and used by the public then it will need to be on an accessible path of travel linked to the accessible parking. Based on the location of the Kiosk

shown on Attachment Four in the submittal it may be necessary to provide a second Kiosk, or its functional equivalent, in closer proximity to the accessible parking.

4. The use of toilets that are not connected to a sanitary system (composting toilets are proposed) may not be acceptable. Approval of composting toilets will most likely require as special process by "Alternate Materials and Methods" with the Chief Building Official. This issue really needs to be addressed prior to preparing detailed plans for building permits.
5. Facilities for hand washing at the toilets are not mentioned in the proposal. The California Plumbing Code would seem to require this for a public facility.

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 Chapters 10 and 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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