



A Tradition of Stewardship
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Conservation, Development and Planning

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Hillary Gitelman
Director

12-03-10

Building Inspection Department review comments for inclusion with:

Planning Department permit: P10-00372 Use Permit Major Modification

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

At parcel: 025-080-031
840 Meadowood Land, St Helena, CA

Owner: Ronald and Anita Wornick (Seven Stones Winery)

Description of permit: Use permit major modification: 2-story, 904 SF addition to existing winery building; increase yearly gallons produced from 1000 to 4500; increase in visitors allowed to 18/day & 60/week.

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 Major Modification; 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. A van accessible parking space is required; neither an existing space nor a proposed space is shown. Plans submitted for a building permit must clearly document compliance with CBC 1129B requirements for the van accessible parking space and accompanying unloading zone, along with a clear accessible path of travel from the unloading zone to the primary building entrance.
2. Plans submitted for a building permit must also clearly indicate compliance with the various code sections in CBC Chapter 11B that are applicable to the new accessible toilet room.
3. The upper level Office/Tasting area is only accessed via a stairway. This appears to be the only area for tasting being provided. Since an area for tasting isn't provided on the accessible ground floor then the upper level space must be accessible by ramp or elevator (CBC 1103B). Note: For accessibility purposes people coming to visit the

winery are always considered to be “the public” regardless of any planning use permit limitations for visitation “by appointment only”.

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 Chapter 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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