



PERMIT SONOMA FIRE PREVENTION DIVISION

FIRE SERVICES * HAZARDOUS MATERIALS



Address	Sea Ranch Lodge Barn Preservation 60 Sea Walk Drive, The Sea Ranch 2019 CFC Review					
07/21/2022	SRA	YES	USE	Accessory	Occupancy Class	U
SQFT Existing	3,575		SQFT NEW	-0-	Total Fire Area	3,575
Stories	1		Height	25 ft	Over an Acre	YES
Construction Type	V-B		Permit#	BLD	22-2015	
Fire Sprinklers	N/A		Fire Alarm	N/A	CUPA	NO
Deferred Submittals	Fire Extinguishers		N/A	N/A	N/A	N/A
APN#	122-200-009		Fire Agency	North Sonoma Coast FPD		
Martin L. Price (707) 279-4222			Martin.Price@sonoma-county.org			

The project listed above has been reviewed and determined to be:

- ☐ **APPROVED** (no modifications required)
- ☒ **APPROVED AS NOTED** (minor modifications required - review attached comments)
- ☐ **NOT APPROVED** (revise and respond in writing per attached comments and resubmit)
- ☐ **INCOMPLETE** (provide additional information per attached comments and resubmit; respond in writing)



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Inspections:

Prior to final approval, all State and Local Codes shall be verified by field inspection by a member of the **Sonoma County Fire and Emergency Services Dept.** The following Inspections are required:

Schedule of Inspections: 707-565-3551 using the automated system of the Building Department.

- Fire Final (198)
- Fire Access/Water Supply (121)

Scope of Work

1. SHELL ONLY BUILDING; NO OCCUPANCY WITH THIS PERMIT.
2. Project description in ACCELA:
 - Construct a steel frame within the existing wooden structure of the Sea Ranch Lodge Barn to preserve it in an arrested state of decay.
 - The purpose of this project is to maintain the Black Point Barn, but only so much as to prevent it from falling over or deteriorating in a major way.
 - The primary manner of preservation will be a steel moment frame built within the existing structure, adjacent to the existing wooden beams, to support the weight of the building as the original support structure deteriorates and loses its structural integrity.
 - ~~The building will not be for events or as a gathering space but will serve as an open-air museum, a piece of history, for visitors to safely observe and enjoy (emphasis Fire Prevention)~~

Fire Conditions of Approval

1. The following items will be verified during construction:
 - a. Fire protection plan for projects located in WUI. CFC Sec. 4903.1.
 - b. Demonstrate compliance with Sonoma County Fire Safe Standards – Division E Fuel Modification.
 - c. Portable fire extinguishers. NFPA 10, CMC Sec. 513.11, Title 19 Chapter 3, CFC Sec. 906.4 and 904.12.5.2.
 - d. Knox key boxes. CFC Sec. 506.1.
 - e. 12" high illuminated building address numbers. CFC Sec. 505.1, 505.1.2 and 505.1.4.
2. The Cover Sheet indicates Group U agricultural barn. The plans do not appear to required components for *means of egress* for habitable buildings, including but not limited to occupant load calculations, means of egress sizing, number of required exits, exit configuration, illumination, accessible means of egress, doors, exit signs, exits, exit discharge to public way. The building does not indicated conditioned space. As noted above, no occupancy for this agricultural barn under this permit. Please note the following regarding agricultural structures:
 - a CFC Sec. 202 Agricultural Building - Definition. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. *This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.*
 - b Automatic sprinkler protection is not required for agricultural and greenhouse structures. CFC Sec. 903.2 Exception 1.



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- c Reference Sonoma County PRMD Policy 7-0-2 Allowed Improvements within an Agricultural Exempt Structure.
 - d Reference Sonoma County PRMD Policy 4-0-5 Agricultural Permit Exemptions
 - e Sonoma County Ordinance 5754
- Sec. 7-7. - Agricultural exemption permit requirements.
- (a) At the applicant's option, the provisions of Section 7-5 requiring building permits may be exempted for buildings, or repairs, alterations, additions, or remodels to buildings designed and constructed for use in housing farm machinery, animals, supplies or products that are harvested from or utilized on a parcel of land. Buildings constructed pursuant to this section shall, conform to all applicable codes and regulations and applicant shall obtain an exemption permit.
- This agricultural exemption permit shall not apply to the following:
- (1) Any building, any part of which is within sixty (60) feet of a property line or other non-agricultural exempt building, regardless of the size of the parcel, except the distance to other buildings may be reduced to not less than forty (40) feet when allowed by building code requirements;
 - (2) Any building which will or does contain waste plumbing. Electrical, mechanical and water systems may be installed in agricultural exempt buildings, however, permits for and inspections of these systems are required;
 - (3) Any farm property less than five (5) acres. Farm property means all contiguous parcels. Parcels shall be considered as contiguous even if they are separated by roads;
 - (4) Any building that is not an agricultural building as defined by Section 202 of the California Building Code;
 - (5) Any building located on property with a land use zone other than LIA, LEA, DA RRD, RRDWA, AR TP or RR;
 - (6) Property on which an agricultural use does not presently exist and for which no substantial evidence of future agricultural use is available. The chief building official's determination of the sufficiency of the evidence of current or future agricultural use shall be final;
 - (7) Any building exceeding two (2) stories;
 - (8) Any building constructed primarily of other than wood frame construction except for manufactured pre-engineered buildings;
 - (9) Any wood frame building wherein spans of structural members exceed twenty-five (25) feet, unless the exemption request is accompanied by building plans prepared, stamped, and signed by a licensed civil or structural engineer or architect.