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DATE: October 10, 2016

TO: Humboldt County Building Department
 3015 H Street
 Eureka, CA 95501

SUBJECT: Change of Occupancy Summary
 Emerald Family Farms, LLC
 131 Flower-McNeil Road
 Willow Creek, CA 95573
 APN 522-201-001

Dear Building Official,

The owner of the subject building (S&S Cornerstone Development, LLC CO.) is proposing to convert the use of an existing industrial light warehouse (Group ? Occupancy) to a cannabis processing facility and office (Group F-1 / B Occupancy). There will be no structural work to the existing metal building shell, all work will be interior self-supporting walls and ceilings within the building to accommodate the new single tenant. These interior structures will need to be engineered for seismic and gravity loads but should be separated from the original building walls to avoid increasing the loads on the existing structure. The building will need to accommodate the following accessible features: building entrance, accessible route from accessible entrance to primary function areas, accessible signage, accessible parking, and an accessible route from the parking to the accessible entrance.

Manhard Consulting has completed a change of occupancy analysis for the proposed use. Please see the attached Tables 3412.7 and 3412.9 for the change of occupancy summary. As shown in Table 3412.9 the change of occupancy into a Group F-1 / B cannabis processing facility and office passes the minimum fire safety, means of egress, and general safety requirements with the proposed floor plans and required safety features including: fire sprinklers installed throughout the building in accordance with CH 9 of the California Building Code, smoke detectors installed throughout the floor area, fire alarm system installed in accordance with section 907 in all B Occupancies, and all means of egress lighting and exit signs shall be provided with emergency power in accordance with CH 27. See the attached structural calculations and plan set with the building permit submittal for additional information.

If you have any questions regarding this matter, please call me at (707) 444-3800.

Sincerely,

Praj O. White, P.E. #C65025
 Area Manager

**TABLE 3412.7
SUMMARY SHEET — BUILDING CODE**

Existing occupancy: _____		Proposed occupancy: <u>F-1/B</u>	
Year building was constructed: _____		Number of stories: <u>1</u> Height in feet: _____	
Type of construction: <u>V-B</u>		Area per floor: <u>20,300</u>	
Percentage of open perimeter increase: <u>100</u> %			
Completely suppressed:	Yes _____ No <u>X</u>	Corridor wall rating:	<u>N/A</u>
Compartmentation:	Yes _____ No <u>X</u>	Required door closers:	Yes _____ No <u>X</u>
Fire-resistance rating of vertical opening enclosures: <u>N/A</u>			
Type of HVAC system: <u>New per current CBC</u> , serving number of floors: <u>1</u>			
Automatic fire detection:	Yes <u>X</u> No _____	Type and location:	<u>Smoke detectors throughout</u>
Fire alarm system:	Yes _____ No <u>X</u>	Type:	<u>None</u>
Smoke control:	Yes _____ No <u>X</u>	Type:	<u>None</u>
Adequate exit routes:	Yes <u>X</u> No _____	Dead ends:	Yes _____ No <u>X</u>
Maximum exit access travel distance:	<u>120'</u>	Elevator controls:	<u>N/A</u> Yes _____ No _____
Means of egress emergency lighting:	Yes <u>X</u> No _____	Mixed occupancies:	Yes <u>X</u> No _____

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGRESS (ME)	GENERAL SAFETY (GS)	
3412.6.1 Building Height	<u>0</u>	<u>0</u>	<u>0</u>	
3412.6.2 Building Area	<u>12/15</u>	<u>12/15</u>	<u>12/15</u>	<i>sprinklers</i>
3412.6.3 Compartmentation	<u>0</u>	<u>0</u>	<u>0</u>	
3412.6.4 Tenant and Dwelling Unit Separations	<u>0</u>	<u>0</u>	<u>0</u>	
3412.6.5 Corridor Walls	<u>0</u>	<u>0</u>	<u>0</u>	
3412.6.6 Vertical Openings	<u>2</u>	<u>2</u>	<u>2</u>	
3412.6.7 HVAC Systems	<u>5</u>	<u>5</u>	<u>5</u>	
3412.6.8 Automatic Fire Detection	<u>6/8</u>	<u>6/8</u>	<u>6/8</u>	<i>Fire Det.</i>
3412.6.9 Fire Alarm Systems	<u>0/0</u>	<u>0/0</u>	<u>0/0</u>	<i>Fire Alarm</i>
3412.6.10 Smoke Control	****	<u>0</u>	<u>0</u>	<i>In Barrels</i>
3412.6.11 Means of Egress Capacity	****	<u>0</u>	<u>0</u>	
3412.6.12 Dead Ends	****	<u>2</u>	<u>2</u>	
3412.6.13 Maximum Exit Access Travel Distance	****	<u>10/15</u>	<u>10/15</u>	
3412.6.14 Elevator Control	<u>0</u>	<u>0</u>	<u>0</u>	
3412.6.15 Means of Egress Emergency Lighting	****	<u>0</u>	<u>0</u>	<i>SUPPLY</i>
3412.6.16 Mixed Occupancies	<u>0</u>	****	<u>0</u>	<i>Lighting</i>
3412.6.17 Automatic Sprinklers	<u>4/6</u>	<u>4/6</u> +2= <u>2/3</u>	<u>4/6</u>	<i>CH-127</i>
3412.6.18 Standpipes	<u>0</u>	<u>0</u>	<u>0</u>	
3412.6.19 Incidental Accessory Occupancy	<u>0</u>	<u>0</u>	<u>0</u>	
Building score — total value	<u>29/36</u>	<u>39/50</u>	<u>41/53</u>	

***No applicable value to be inserted.

**TABLE 3412.8
MANDATORY SAFETY SCORES^a**

OCCUPANCY	FIRE SAFETY (MFS)	MEANS OF EGRESS (MME)	GENERAL SAFETY (MGS)
A-1	20	31	31
A-2	21	32	32
A-3	22	33	33
A-4, E	29	40	40
B	30	40	40
E	24	34	34
M	23	40	40
R	21	38	38
S-1	19	29	29
S-2	29	39	39

a. MFS = Mandatory Fire Safety
MME = Mandatory Means of Egress
MGS = Mandatory General Safety

**TABLE 3412.9
EVALUATION FORMULAS^a**

FORMULA	T.3410.7	T.3410.8	SCORE	PASS	FAIL
FS-MFS ≥ 0	29/36 (FS)	- 24/30 (MFS) =	5/6	✓	—
ME-MME ≥ 0	39/50 (ME)	- 34/40 (MME) =	5/10	✓	—
GS-MGS ≥ 0	41/53 (GS)	- 34/40 (MGS) =	7/13	✓	—

a. FS = Fire Safety
ME = Means of Egress
GS = General Safety

MFS = Mandatory Fire Safety
MME = Mandatory Means of Egress
MGS = Mandatory General Safety

SECTION 3413 EXISTING GROUP R-1 AND GROUP R-2 OCCUPANCIES [SFM]

3413.1 Scope. The provisions of this section are intended to maintain or increase the current degree of public safety, health and general welfare in existing buildings classified as Group R Occupancies.

3413.1.1 Application. In accordance with Health and Safety Code Section 13143.2, the provisions of Sections 3413.2 through 3413.12 shall only apply to multiple-story structures existing on January 1, 1975, let for human habitation, including, and limited to, apartment houses, hotels, and motels wherein rooms used for sleeping are let above the ground floor.

3413.2 Number of exits. Every apartment and every other sleeping room shall have access to not less than two exits when the occupant load is 10 or more (exits need not be directly from the apartment or sleeping room). A fire escape as specified herein may be used as one required exit.

Subject to approval of the authority having jurisdiction, a ladder device as specified herein may be used in lieu of a fire escape when the construction feature or the location of the

building on the property cause the installation of a fire escape to be impractical.

3413.3 Stair construction. All stairs shall have a minimum run of 9 inches (229 mm) and a maximum rise of 8 inches (203 mm) and a minimum width exclusive of handrails of 30 inches (762 mm). Every stairway shall have at least one handrail. A landing having a minimum horizontal dimension of 30 inches (762 mm) shall be provided at each point of access to the stairway.

3413.4 Interior stairways. Every interior stairway shall be enclosed with walls of not less than one-hour fire-resistive construction. Where existing partitions form part of a stairwell enclosure, wood lath and plaster in good condition will be acceptable in lieu of one-hour fire-resistive construction. Doors to such enclosures shall be protected by a self-closing door equivalent to a solid wood door with a thickness of not less than 1³/₄ inches (44.5 mm).

Enclosures shall include all landings between flights and any corridors, passageways or public rooms necessary for continuous exit to the exterior of the buildings. The stairway need not be enclosed in a continuous shaft if cut off at each story by the fire-resistive construction required by this subsection for stairwell enclosures. Enclosures shall not be required if an automatic sprinkler system is provided for all portions of the