



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-32005

APC - OTC
RESIDENTIAL
PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Plan Check Expires:

Use:

Occupancy:

Const. Type:

No. Stories:

Permit Valuation:

Adjusted Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

Engineer email:

1st Review: (date)

2nd Review:
Italic comments

3rd Review:
By Appointment

The project plans were reviewed for compliance with the following codes and standards:

2010 CRC; 2010 CBC; 2010 CPC; 2010 CEC; 2010 CMC; 2008 Building Energy Efficiency Standards (BEES); 2010 California Green Building Standards Code (CALGreen); & Chapter 15 of the Newport Beach Municipal Code (NBMC).

The code section references are from the 2010 CBC, unless otherwise stated.

- *TO EXPEDITE PROJECT APPROVAL:* Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- *AFTER 2nd PLAN REVIEW:* Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at www.newportbeachca.gov. Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-644-3288 during business hours.

GENERAL

1. Please note on plan: "ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT."
2. Please note on plan: "Please note on plan: "PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT."
3. Obtain plan review approval from the following:
 - a. Building Department
 - b. Fire Department
 - c. Planning Department
 - d. Public Works
4. Include the following on all plan sheets in the title block:
 - a. Site address
 - b. Plan preparer's name, address and telephone number
5. Provide property owner's name, address and telephone number on cover sheet. Also provide project description.
6. Separate plans and plan review will be required for:
7. Provide fully dimensioned plot plan to scale. Show lot dimensions, street, alley, easements, all projections, and location of all structures.
8. Final drawings which will be approved for permit issuance, shall be signed by the respective design professional (electronic signature is acceptable).

LIGHT & VENTILATION

9. Exterior glazed openings of habitable rooms for natural light shall be minimum 8% of the room floor area. Artificial lighting used in lieu of natural lighting shall provide an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches above the floor level. R303
10. Openable ventilation area of habitable rooms must be 4% or more of the room floor area. Mechanical ventilating system used in lieu of natural ventilation shall be capable of producing 0.35 air change per hour in the room is installed in accordance with the California Mechanical Code. R303

EXTERIOR WALLS

11. Exterior walls of dwellings, guesthouses, garages, carports and/or accessory structures closer than 5 ft. (3 ft. if sprinklered) to the property line shall be 1-hour fire-resistance-rated construction. Table R302.1(1) and (2)
12. No openings shall be permitted in the exterior walls, including vents, of Group R-3 & Group U Occupancies where the exterior wall is closer than 3 ft. to the property line. Table R302.1(1) and Table R302.1(2)
13. Where the exterior wall of non-sprinklered Group R3/U-Mixed occupancy structure is located between 3 ft and 5 ft. away from the property line. The total area of protected and unprotected openings, including vents, is limited to 25% of the wall area on each floor not including garage wall. R302.1(1) and Table R302.1(2)
14. Eaves are not permitted in Group R3/U @ 2 ft. or closer to the property line. Projections in sprinklered structures located > 2 ft. and ≤ 3 ft. to the property line and between 2' and 5' from the property line in non-sprinklered structures shall be of at least 1-hour fire-resistance-rated construction or heavy timber. R302.1(1) and Table R302.1(2)

15. Exterior stairways with one open side serving as an element of a required means of egress are not permitted closer than 3 ft. to the property line. Table R302.1(1) and Table R302.1(2). Open side of exterior stair plus other openings on the secure exterior wall shall be limited per Table R302.1(1) and Table R302.1(2).

FIRE HAZARD SEVERITY ZONE

16. The project site is located in a designated Fire Hazard Severity Zone (FHSZ), include the "Fire Hazard Severity Zone Minimum Construction Requirements" on a sheet of the plans.
17. Accessory and miscellaneous structures, other than buildings shall be constructed to conform to the FHSZ ignition resistance requirements. CBC 710A.1
18. Attached or detached trellises, arbors, patio covers, carports, gazebos and similar unenclosed covered structures shall comply with the FHSZ requirements. CBC 710A.3.1 & CBC 710A.3.2
19. Approved FHSZ exterior materials include the following: CBC 707A.3
 - a. Noncombustible material; CBC 202
 - b. Ignition-resistant material; CBC 702A & 704A.2
 - c. Exterior rated Fire-retardant-treated wood. CBC 704A.3 & 2303.2
 - d. Heavy timber (minimum 4 inch nominal); CBC 702A
 - e. One layer of 5/8-inch Type X gypsum sheathing applied immediately behind the exterior covering or cladding;
 - f. The exterior portion of a 1-hour fire resistive exterior wall assembly, listed in the Gypsum Association Fire Resistance Design Manual
20. Paints, coatings, stains or other surface treatments are not approved FHSZ fire-retardant treatment methods. CBC 703A.5.3
21. All exterior on or above grade surfaces within 10 feet of the main building, including but not limited to balconies, decks, patios, porches, or stairs, shall be of an approved FHSZ exterior material. CBC 709A.2 & CBC 709A.3
22. All new or altered exterior walls, window or door trim, handrails, guardrails, and architectural elements shall be of an approved FHSZ exterior material, regardless of separation distance from a property line. CBC 701A & 704A
23. All exterior overhangs, soffits, porch ceilings, deck or floor projections, and similar elements, shall be an approved FHSZ exterior material, regardless of the separation distance from a property line. CBC 707A.2
24. Vents shall not be installed on the underside of eaves and cornices. CBC 706A.3

MEANS OF EGRESS

25. In every bedroom, provide one openable escape opening meeting all of the following: R310
 - a. A net clear opening area of not less than 5.7 sq. ft. (5.0 sq. ft. escape for grade – floor window).
 - b. Minimum clear opening height of 24 inches.
 - c. Minimum clear opening width of 20 inches.
 - d. Maximum sill height 44 inches from the floor.
26. Landing lengths at ___ door shall be a minimum of 36 inches in the direction of travel. R311.3
27. Landings or floors at the required egress door shall not be more than 1 ½ inches lower than the top of the threshold. The exterior landing or floor shall not be more than 7 ¾ inches below the top of the threshold provided the door does not swing over the lower landing or floor. R311.3.1
28. Provide section and details of interior and exterior stairway showing:
 - a. Maximum rise of 7.75 inches and minimum run (tread) of 10 inches. R311.7.4
 - b. Provide a nosing between 0.75" and 1.25" on stairways with solid risers where tread depth is less than 11". R311.7.4.3 and exception 1
 - c. Minimum width of 36 inches. R311.7.1
 - d. Minimum headroom of 6 ft. 8 inches. R311.7.2

29. Handrails shall satisfy the following:
- a. Provide a minimum of one continuous handrail on stairways with 4 or more risers and at all open sides. R311.7.7
 - b. Handrail height shall be 34 to 38 inches above the nosing of treads. R311.7.7.1
 - c. Handrail with circular cross-sections shall have a diameter of 1.25 to 2 inches. R311.7.7.3 item 1.
 - d. Handrails with other than circular cross-sections shall have a perimeter dimension of 4 to 6.25 inches with a maximum cross-section of 2.25 inches. R311.7.7.3 item 1
 - e. Handrails with a perimeter greater than 6.25 inches shall comply with R311.7.7.3 item 2.
 - f. Handrail shall be continuous without interruption by newel post or other obstruction, except at the landing, volute, or turnout on lowest tread. R311.7.7.2, exception 1 & 2.
 - g. Clear space between handrail and wall shall be 1.5 inches minimum. R311.7.7.2
30. Guards (guardrails) shall meet the following:
- a. Provide a connection detail for guardrail.
 - b. Provide guards where the open side is more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side. R312.1
 - c. Guard height shall be a minimum of 42 inches. R312.2
 - d. Openings between intermediate balusters shall preclude the passage of a 4 inch diameter sphere. R312.3
 - e. The triangular openings formed by the riser, tread and bottom rail shall preclude the passage of a 6 inch diameter sphere. R312.3 exception 1.
 - f. Openings between intermediate balusters on the open side of stairs shall preclude the passage of a 4-3/8 inches diameter sphere. 312.3 exception 2.

CONSTRUCTION

31. Where a window sill is located higher than 72" above adjacent grade or finished surface on the opposite side, the lowest part of the opening shall be 24" minimum above the room finish floor surface. R612.2
32. Show underfloor ventilation type, size and location. Vents shall meet the following requirements. R408.
- a. Openings shall be placed so as to provide cross ventilation of the underfloor space.
 - b. The net free ventilating area shall not be less than 1/150 of the crawl-space area.
 - c. Openings shall have corrosion-resistant wire mesh or other approved material with 1/8 inch minimum and ¼ inch maximum opening.
 - d. Cripple wall and vents to be protected where required per CRC 302.1(1) & (2).
33. Provide roofing specifications, including roof assembly class, and show roof pitch.
34. Provide 2% slope at flat roofs and decks. Provide roof drains and overflow. Overflow to be piped separately. R903.4.1
35. The following construction components/materials are not included in the California Building Code. Specify the listing/labeling agency and listing number for: _____. Listing agency to be ANSI accredited for type of listing:_____
36. Provide minimum 18 inch under floor clearance from grade to bottom of floor joists and minimum 12 inch clearance to bottom of girders. R317.1

GARAGE AND CARPORT

37. The following is required for the separation of the private garage from the dwelling unit:
- a. Garages beneath habitable rooms shall be separated by no less than 5/8 inches type X gypsum board applied to the underside of floor framing. Provide minimum ½ inch gypsum board on the garage side elsewhere. Table R302.6
 - b. Doors shall be 1 3/8" solid core (for non-sprinklered dwellings) and self-closing and self-latching in sprinklered and non-sprinklered dwellings. R302.5.1

- c. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. R302.5.1

ENERGY EFFICIENCY (2008 BUILDING ENERGY EFFICIENCY STANDARDS (BEES))

- 38. Specify method of compliance and provide energy calculations. List mandatory features (MF-1R) and provide Certificate of Compliance (CF-1R-ADD or CF-1R-ALT) forms on plans. CF-1R form is to be signed by designer or owner, and documentation author.
- 39. In kitchen specify the local exhaust system vented to outdoors shall have a minimum exhaust rate of 100 cfm. BEES 150(o), Exc. 5 to 152(a) & ASHRAE Std. 62.2.

STRUCTURAL

- 40. Special inspections required per Section 1704.1.1 and/or product listing for:
- 41. Wood structural panel shear walls shall comply with CBC Table 2306.3 or SDPWS Table 4.3A. Provide shear wall schedule with following specifications:
 - a. Minimum 3x nominal framing at panel edges and staggered edge nailing where nails are spaced 2 inches on center or closer (footnote e or f.), or when shear design value exceeds 350 plf (footnote i).
 - b. Where panels are applied on both sides of wall and nail spacing is less than 6 inches on center, panel joints shall be offset to fall on different framing members, or framing shall be minimum 3x nominal at adjoining panel edges and edge nailing on each side shall be staggered (footnote h).
- 42. Walls braced to resist wind and seismic forces shall not exceed height to width ratios of 3½:1 and 2:1 respectively for wood structural panels; and 1½:1 for gypsum wallboard and Portland cement plaster (stucco). R602.10 / R301.1 and CBC 2305 / AF&PA SDPWS-2008.
Alternates: Braced wall panels per R602.10.3.2.
Portal frames with hold-downs per R602.10.3.3.
- 43. For shear walls with openings design the force transfer around the openings per R602.10 / R301.1 and CBC 2305 / AF&PA SDPWS-2008
- 44. Provide details for transfer of shear wall holddown forces to foundation for shear walls above first floor.
- 45. Provide grade beam design for continuous footings supporting lateral force resisting elements.
- 46. Design structural elements for support of discontinuous lateral force resisting elements using omega factor 2.5 in accordance with ASCE 7-05 Section 12.3.3.3. Reactions at ends of structural elements are required to be transferred to foundation, or until there are no net reactions. Provide details of all connections.

ADDITIONAL CORRECTIONS:

- 47.