



**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](http://www.newportbeachca.gov) | (949) 644-3200

**SHORING**  
**PLAN REVIEW COMMENTS**

Project Description:

**Project Address:**

**Plan Check No.:**

Permit App. Date:

Plan Check Expires:

CY Cut/Fill:

Permit Valuation:

Adjusted Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

**Plan Check Engineer:**

**Phone:**

**Engineer email:**

1<sup>st</sup> Review: (date)

2<sup>nd</sup> Review:  
*Italic comments*

3<sup>rd</sup> Review:  
**By Appointment**

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

2016 CRC; 2016 CBC; 2016 CPC; 2016 CEC; 2016 CMC; 2016 California Energy Code; 2016 California Green Building Standards Code (CG); & Chapter 15 of the Newport Beach Municipal Code (NBMC).

**The code section references are from the 2016 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 2<sup>nd</sup> 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](http://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 949-718-1888 during business hours.

## **SHORING PLAN REVIEW COMMENTS**

*Construction with basement or excavation deeper than 3 ft. near the property line:*

1. The distance from edge of excavation to the property line is less than the depth of excavation. Shoring is required. Provide a shoring plan and calculation prepared by a registered civil engineer.
2. Sheet piles are not permitted for shoring due to potential damage to adjacent properties.
3. Show all buildings and masonry walls on adjacent property within a distance equal to the depth of the proposed excavation.
4. Provide cross-sections at various locations to show excavation details.
5. Excavations and shoring shall be made entirely within the property lines.
6. A Cal-OSHA permit is required for excavations deeper than 5' and for shoring and/or underpinning. Write note on drawings if applicable.
7. If bottom of excavation is at or below historical ground water level, submit a dewatering plan and computations by a registered geotechnical engineer.
8. Provide additional geotechnical information necessary for dewatering system design, soils report to include the following:
9. Borings for soils investigation to extend a minimum of 20 ft. below bottom of proposed excavation.
10. Provide sieve analysis and permeability value for each soil formation layer to a depth of 20 ft. below bottom of excavation.
11. Write a note on the shoring drawing, "Licensed surveyor to provide monitoring of shoring and improvements on adjacent properties and submit results with a report to the shoring design engineer and to the building inspector on a daily basis during excavation and shoring and weekly basis thereafter. Where dewatering is required, monitoring shall continue until dewatering is stopped."
12. Geotechnical engineer to stamp and sign the shoring plan, certifying that the design is in compliance with his soils report recommendation.
13. Write a note on drawing: "In lieu of special inspection by Deputy Building Inspector, geotechnical engineer shall provide continuous inspections during shoring and excavation operations and during removal of shoring."
14. Provide a description of the process for installing shoring, construction of basement walls, and removal of shoring.
15. If crushed rock is used to support temporary shoring steel soldier pile, specify method of compaction for gravel fill and method of grouting hole created when steel pile is removed.
16. Steel soldier pile used as permanent support component of retaining wall shall be protected from earth with 3" concrete cover. Alternate methods of protecting steel flange from corrosion require an application for "Alternate Materials and Methods" with supporting documents and method of protecting material from damage during lagging installation.
17. Write note on the drawings: "Contractor shall notify adjacent property owners by certified mail 30 days prior to starting any excavation work (Civil Code Section 832). Proof of certified mail shall be provided prior to issuance of grading permit."
18. For slot-cutting method of excavation, provide supporting computations by a registered geotechnical engineer and a drawing showing the location of slots, their width and sequence of slot cuts. Slot cut to be at least 36" away from any property lines and not exceed 5 feet in depth.

19. Non-cantilevered retaining walls must be shored until the bracing element(s) is in place. Provide a design for wall shoring.
20. Cantilever shoring supporting hardscape improvements, foundations or swimming pool within a distance of less than half the shoring height shall be designed based on at rest earth pressure.
21. Depth of embedment of shoring caissons shall not be less than that outlined in CBC Section 1807.3.2.
22. Unless otherwise specified by the geotechnical engineer through an approved report, point of fixity shall be assumed to be a minimum of two pile diameter or 5'-0" below excavated grade level (CBC 1810.2.1).
23. Maximum allowable deflection for soldier piles shall be 0.5 inch @ the upper grade level.
24. Permanent or temporary shoring may encroach into a required setback area, provided it is located completely below finished grade and at least twelve (12) inches from any property line (NBMC 20.30.110, Item D, Number 14).