



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

BUILDING CODE POLICY

Effective Date	Subject	Policy No.
October 31, 2011	Structural Observation	CBC 1710

Per California Building Code Section 1710.2 condition number 5, the Chief Building Official requires Structural Observation for all new construction, addition, alteration or reconstruction of structures. The following exceptions shall not apply to structures within a special flood hazard area.

EXCEPTIONS:

1. Wood framed structures complying with all of the following conditions:
 - a. Two story or less.
 - b. The gross area of work is less than 3,000 square feet.
 - c. Only simple lateral resisting elements are used, such as:
 - i. wood shear walls, or approved equivalent systems.
 - ii. moment or braced frames.
 - d. A conventional footing and/or grade beam foundation system is used.
2. Non-structural alterations regardless of floor area or use.
3. As designated by the Chief Building Official.

DOCUMENTATION OF STRUCTURAL OBSERVATION

Prior to the issuance of a building permit, the licensed design professional responsible for the structural design shall identify the construction stages and elements to be observed. The information shall be made a part of the approved construction plans and documents. In addition, for repetitive work involving similar or identical construction (i.e., floor construction at multi-story buildings), the licensed design professional responsible for the structural design may specify the location and/or frequency of structural observation required on the construction documents.

PERFORMANCE OF STRUCTURAL OBSERVATION

The structural observer shall perform structural observation at each construction stage identified on the approved construction documents. Upon completion of structural observations for each construction stage, the structural observer shall complete and submit a structural observation report to the Chief Building Official.

When a deficiency is noted in the structural observation report, the structural observer shall give the report to the building owner or owner's representative, project contractor, and the Chief Building Official. The structural observer shall note on the report how correction of each observed deficiency will be verified.

Upon completion of the structural system the structural observer shall submit a final structural observation report to the Chief Building Official. The final report must state that the structural system generally conforms to the approved construction documents and that all observed deficiencies have been corrected. Final approval of the structural work by the Chief Building Official will not occur without the final structural observation report.

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