



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT | BUILDING DIVISION

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New Hazardous Fire Area Designation

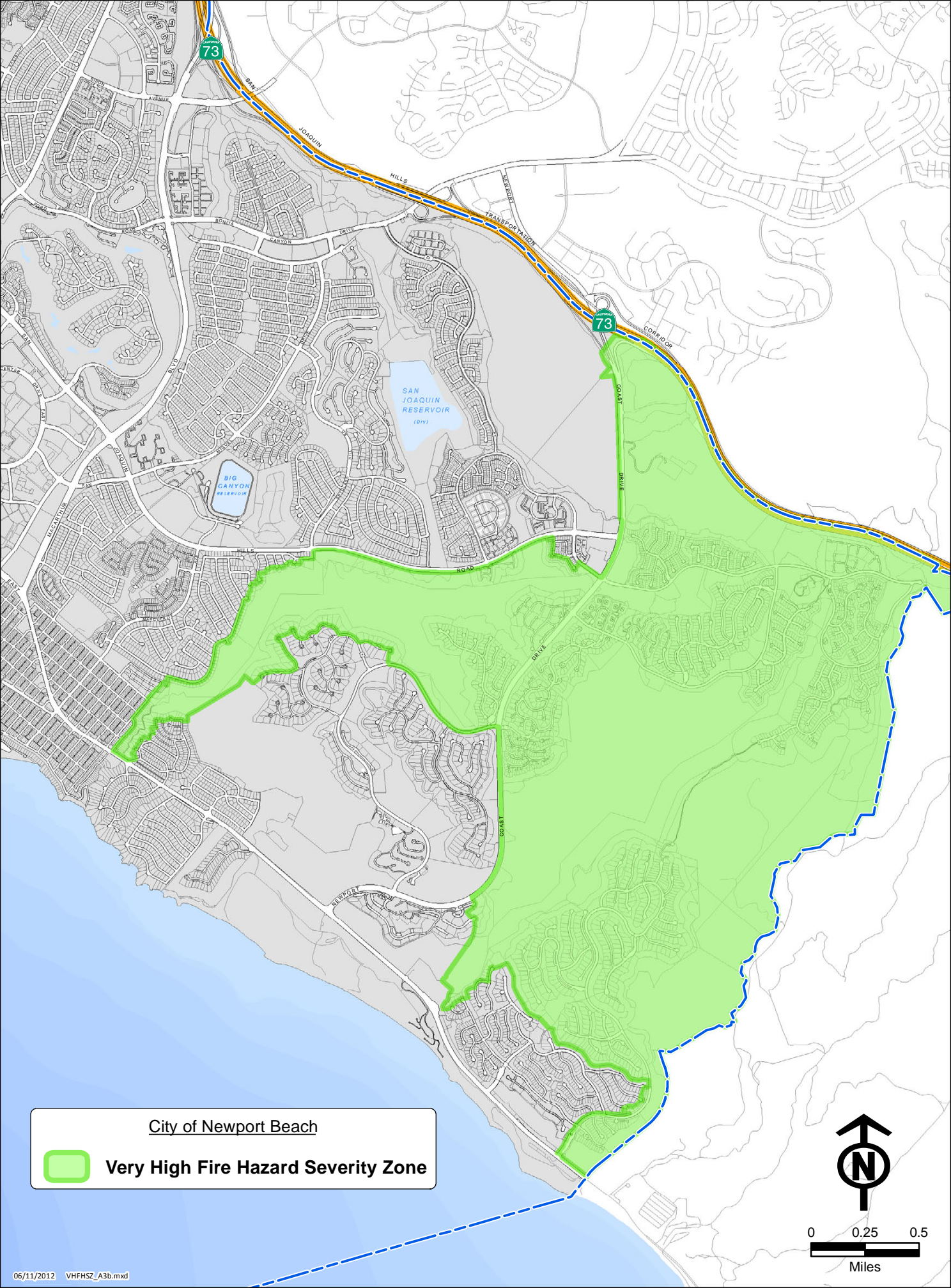
Effective: August 23, 2012



VERY HIGH FIRE HAZARD SEVERITY ZONE

The City of Newport Beach City Council has adopted a new Very High Fire Severity Zone (VHFHSZ) which impacts the construction materials for building structures. Please see the map attached for determination of the VHFHSZ.

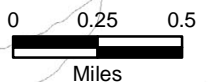
- ✓ New Buildings, alterations and additions located in any VHFHSZ or existing special fire protection areas shall comply with the provisions of CBC Chapter 7 A (NBMC 15.05.100 & 15.04.080)
- ✓ Attached or detached accessory buildings, trellises, arbors, patio covers, carports, gazebos and similar unenclosed or covered structures shall comply with the VHFHSZ provisions per Section 710 A as amended by NBMC 1504.120.
- ✓ New Buildings, additions or remodels in VHFHSZ shall be subject to the issuance of a Certificate of Occupancy by the City of Newport Beach. The Certificate of Occupancy would be for any new work covered under the VHFHSZ
- ✓ **Specific impacts:**
 - Roofing shall conform to Class A assemblies for new and reconstructed building
 - Valley flashing shall be of 26 gauge, 0.019 inch thick with min 72 lb underlayment felt
 - Ventilations openings for under floor or attic shall be fully covered with metal wire mesh of non combustible materials. The dimension of covered openings shall be min of 1/16 inch and shall not exceed 1/8 inch
 - Eave vents are not permitted on the underside of eave projections & cornice
 - Exterior windows shall be of multi pane with minimum of one tempered pane, or having a rated assembly of 20 minutes
 - Exterior doors shall be of non combustible or ignition resistant material, or
 - A solid core wood with stiles and rails not less than 1 3/8 inches thick with raised panels of not less than 1 ¼ inches thick or
 - Shall be 20 minutes rated assembly
- ✓ **Approved VHFHSZ exterior materials shall include the following:**
 - Non combustible material as defined per CBC 202
 - Ignition resistant material as defined per CBC 702 A and 704A.2
 - Exterior rated fire retardant treated wood per CBC 704A.3 and 2303.2
 - Heavy timber (minimum 4 x nominal) per CBC 702A
- ✓ All exterior overhangs, soffits, porch, ceiling, deck or floor projections and similar elements shall be of an approved ignition resistant or heavy timber construction
- ✓ Paints, coatings, stains or other surface treatments are not approved as fire retardant treatment methods with any VHFHSZ (CBC 703A.5.3)



City of Newport Beach



Very High Fire Hazard Severity Zone



Miles