

City of Newport Beach - Building Department

BUILDING CODE POLICY

Effective Date	Subject	Policy No.
March 10, 2000 Revised 4/18/05	Requirements for Excavation	NBMC 15.10.140

The Newport Beach Building Department has observed a history of damage to adjacent properties resulting from excavations near the property line. Damage may result from the following procedures:

- a. Vibration due to shoring installation.
 - b. Settlement due to dewatering.
 - c. Caving due to lack of necessary shoring.
 - d. Horizontal movement of shoring and soils retained by shoring.
 - e. Voids created by removal of shoring.
 - f. Shoring and retaining walls encroaching onto adjacent properties.
- A. In order to minimize the negative impact of excavation on adjacent properties, when the bottom of excavation falls within an area behind a 45 degree angle with the property line, the following is required:
- B. A shoring plan and shoring design calculation prepared by a registered civil or structural engineer and approved by the geotechnical engineer of record. Shoring drawings must also have a procedure for the sequence of installation of shoring, excavation, construction of retaining walls, removal of shoring and backfill. If dewatering is necessary, a dewatering plan showing the location of the following:
- 1. Location of the dewatering wells and its depth.
 - 2. Location of the water pump(s) and the power source for the equipment and means of sound tination for pump(s) and any power generation on the job site.
 - 3. Approval from “Regional Water Quality” for dewatering.
- C. Monitoring plan prepared by a licensed surveyor or civil engineer authorized to perform surveys. This plan identifies the location on all four sides of the property that will be surveyed and monitored for vertical or horizontal movement due to the placement of shoring and dewatering. The plan must specify the frequency of monitoring and shall be continuous during placement of shoring and periodic during dewatering. The monitoring plan shall also include any vertical and horizontal movement of soldier piles and adjacent structures and improvements.
- D. Slot cutting in lieu of shoring is not allowed within 3’ from the property line in order to protect adjacent property from sloughing.

E. Continuous inspection, by a Deputy Inspector, certified by the City of Newport Beach. The Deputy Inspector shall attend the pre-grade meeting and provide continuous on-site inspections during the following phases:

1. Shoring installation.
2. Excavation.
3. Review daily monitoring data until installation of permanent structures has been completed and approved by the Building Department.
4. Removal of shoring and backfill of voids.

Jay Elbetta, Building Director