



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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NEW CODE REQUIREMENTS

Effective May 26, 2005

New Roofing Requirements

- *All new construction shall have a Class A roofing assembly.
*When the proposed reroofing or roof repair exceeds 50% of the roof area, the entire roof shall be a Class 'B' minimum roof covering. (Class 'A' roof covering in fire zones).

New Fire Zone Requirements

- *All additions, new construction or reconstruction shall comply with the fire protection regulation.
*Fire protection regulations include, but are not limited to, 1-hour exterior construction and protected openings on the wildland exposed sides, no open eaves and heavy timber or similar construction for patio covers and trellis.

New Fencing Requirements



- A screened temporary construction fence is required prior to the start of grading for any new structure on all sides of the project.
Height of fence is to be 72" x 84" metal chain link with opaque vinyl screen.
- A screened construction fence is also required on additions or remodels where the remodel and/or addition exceed 75% of the proposed floor area.
- Change in permit requirement for non-masonry/concrete fences:
Building permits are no longer required for non-masonry/concrete fences that do not exceed 6 feet in height from the lowest adjacent grade.*

*This does not change the zoning code requirements for height limits in the setback areas.
See Planning Division for details.