

# Residential Design Standards for “VE” Flood Zone Properties



**Virtual  
Meeting with  
Design  
Community**

**December 2, 2021**

# Purpose of Meeting

## **Present**

- Proposed changes to residential design standards applicable to “VE” Flood Zone properties located in Newport Beach
- Building & Fire Code regulations

## **Gather Input**

- Design Community

# Presentation Outline

- Overview of “VE” Flood Zone and Proposed Code Changes – Planning staff
- Building and Fire Regulations – Building staff

# “VE” Flood Zone Overview



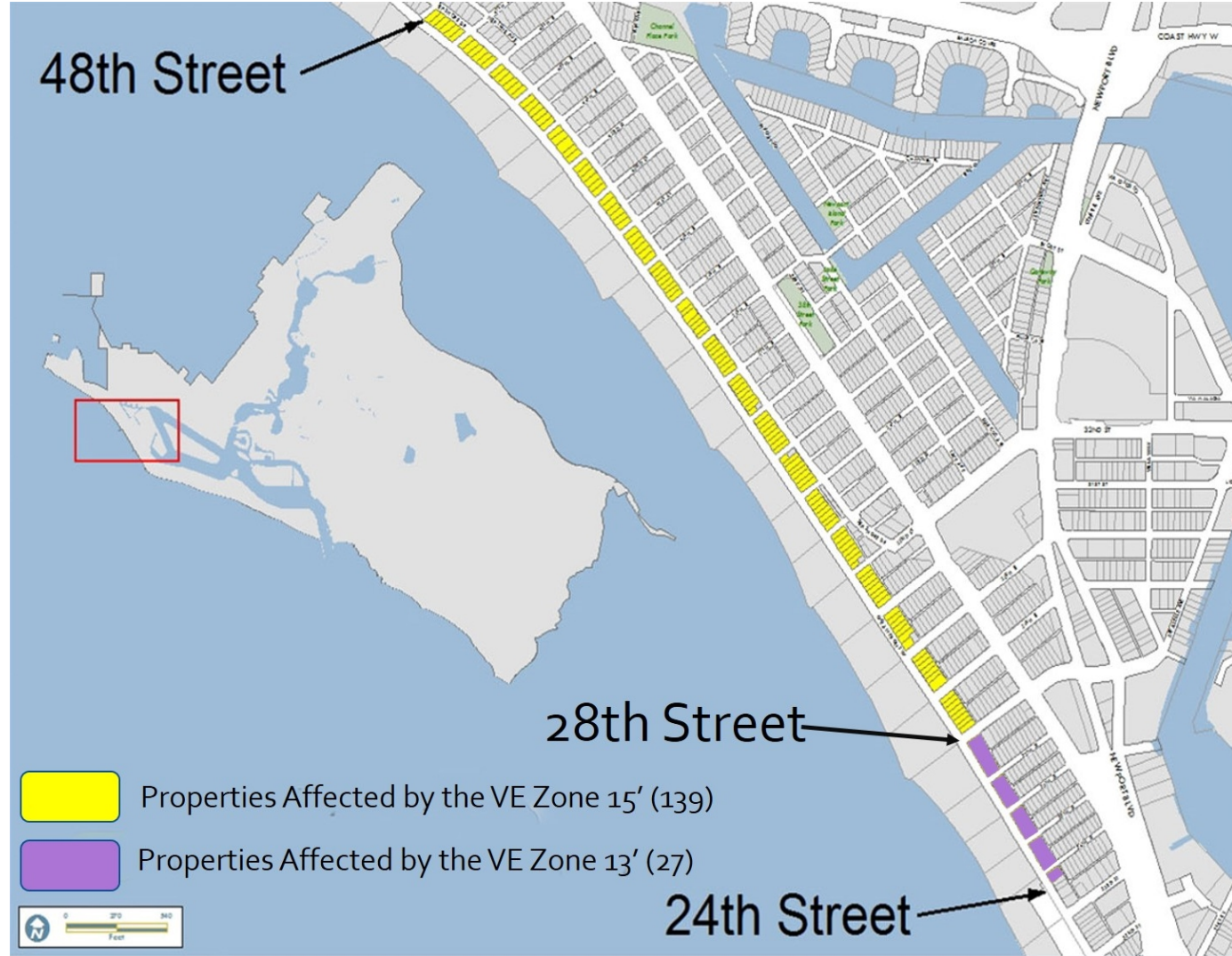
## Virtual Meeting with Design Community

December 2, 2021

## Where are “VE” Flood Zone Properties?

- West Ocean Front
- Generally located between 24<sup>th</sup> Street and 48<sup>th</sup> Street
- Designated by FEMA (Federal Emergency Management Agency) as being in “VE-13 and VE-15” Flood Zone

# Affected West Ocean Front Properties



## Previous Activities

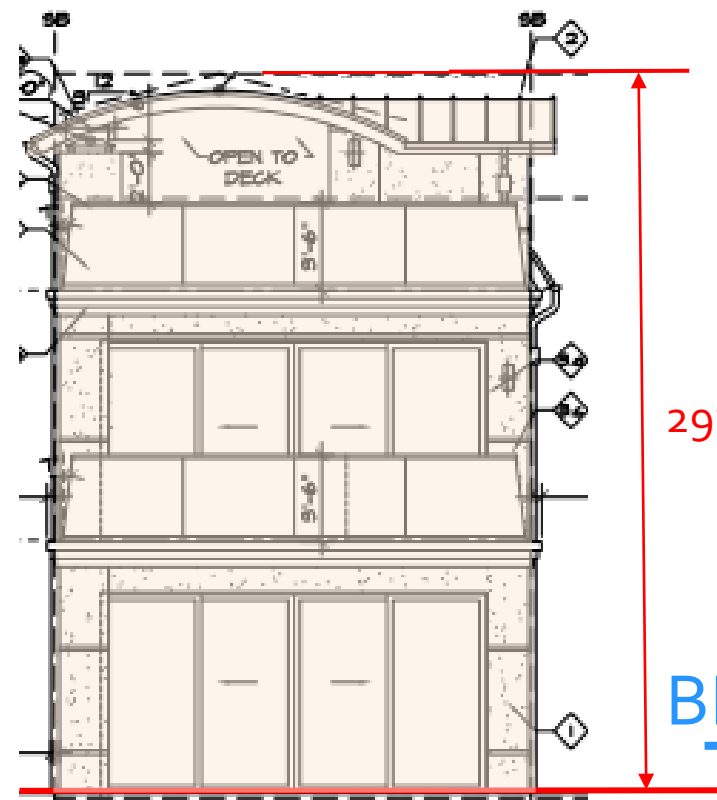
### April 8, 2019 Community Meeting

- FEMA adoption & requirements
- Identified Zoning Code issues:
  - Building height
  - Enclosed Parking
  - Access to dwelling
  - Accessory structures

# Building Height



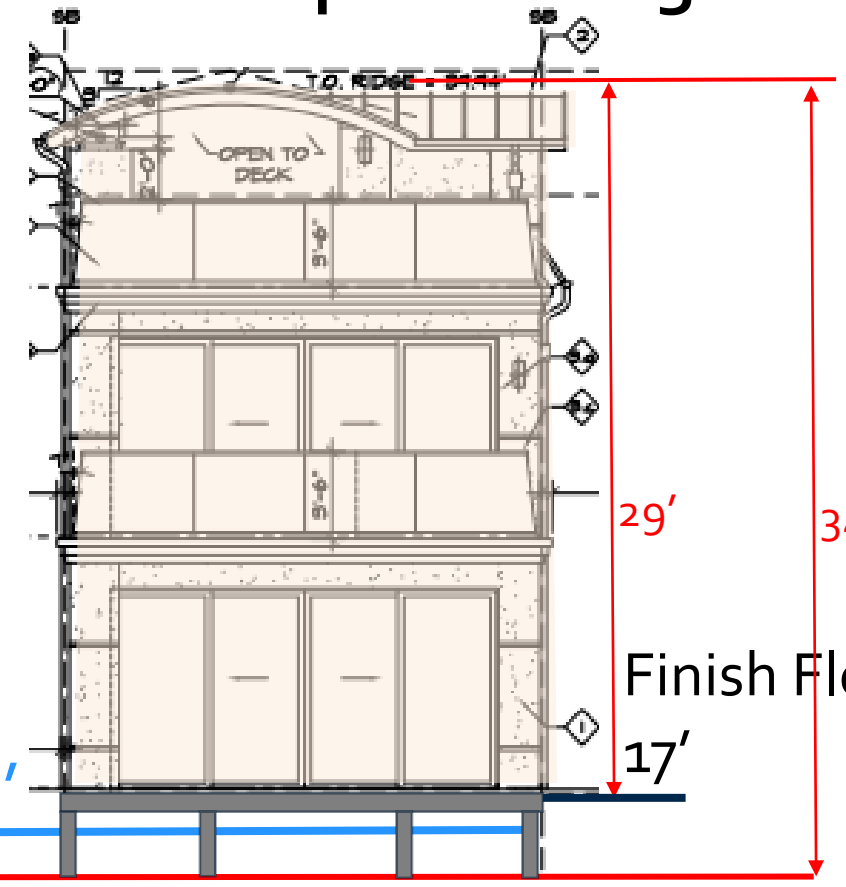
## Previous Design



29'

BFE 15'

## FEMA Compliant Design



29'

34'

Finish Floor

17'

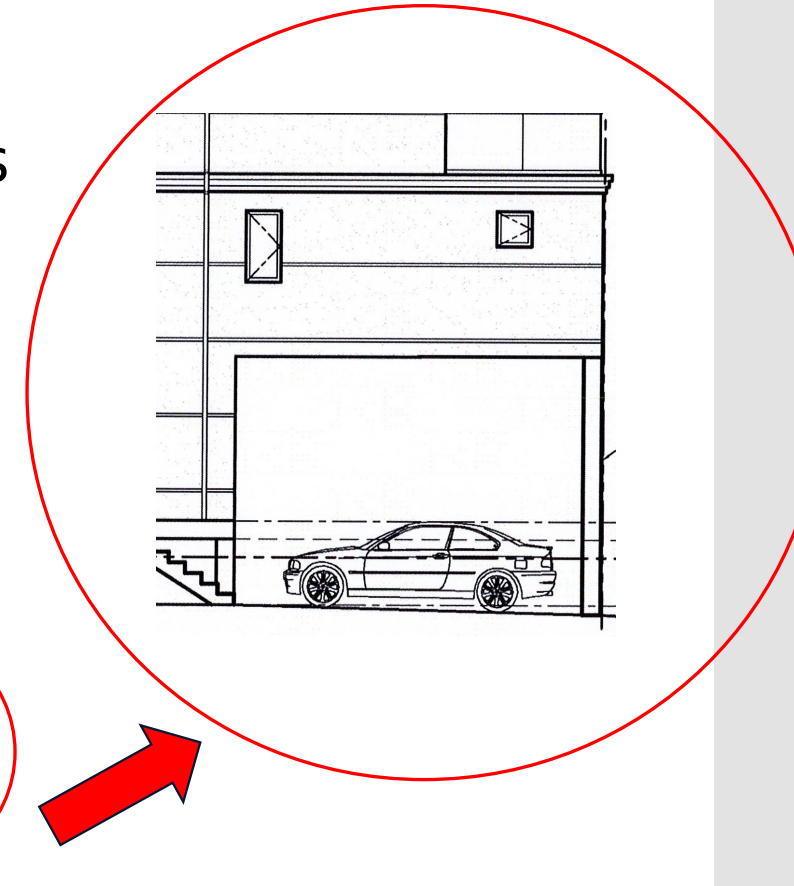
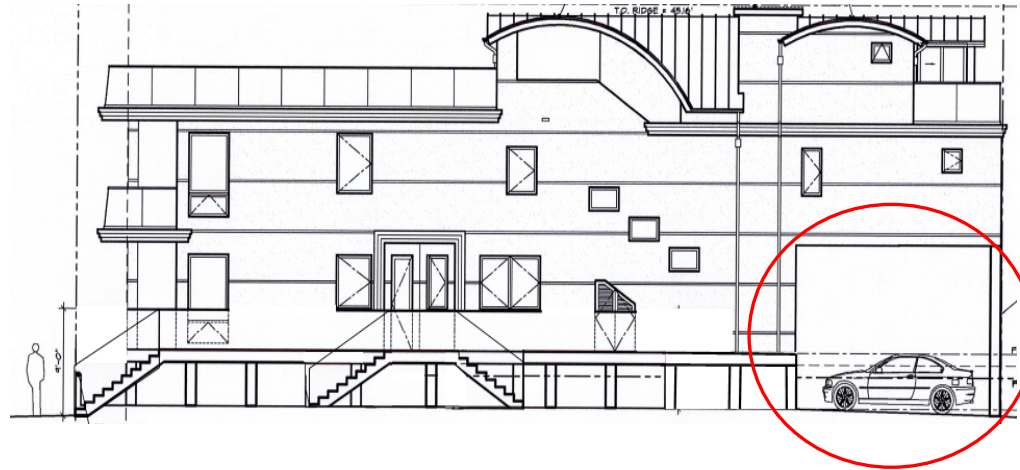
Existing Grade 12'



# Enclosed Parking



- Traditional garages not feasible
- Potential breakaway wall designs



Access to Dwelling

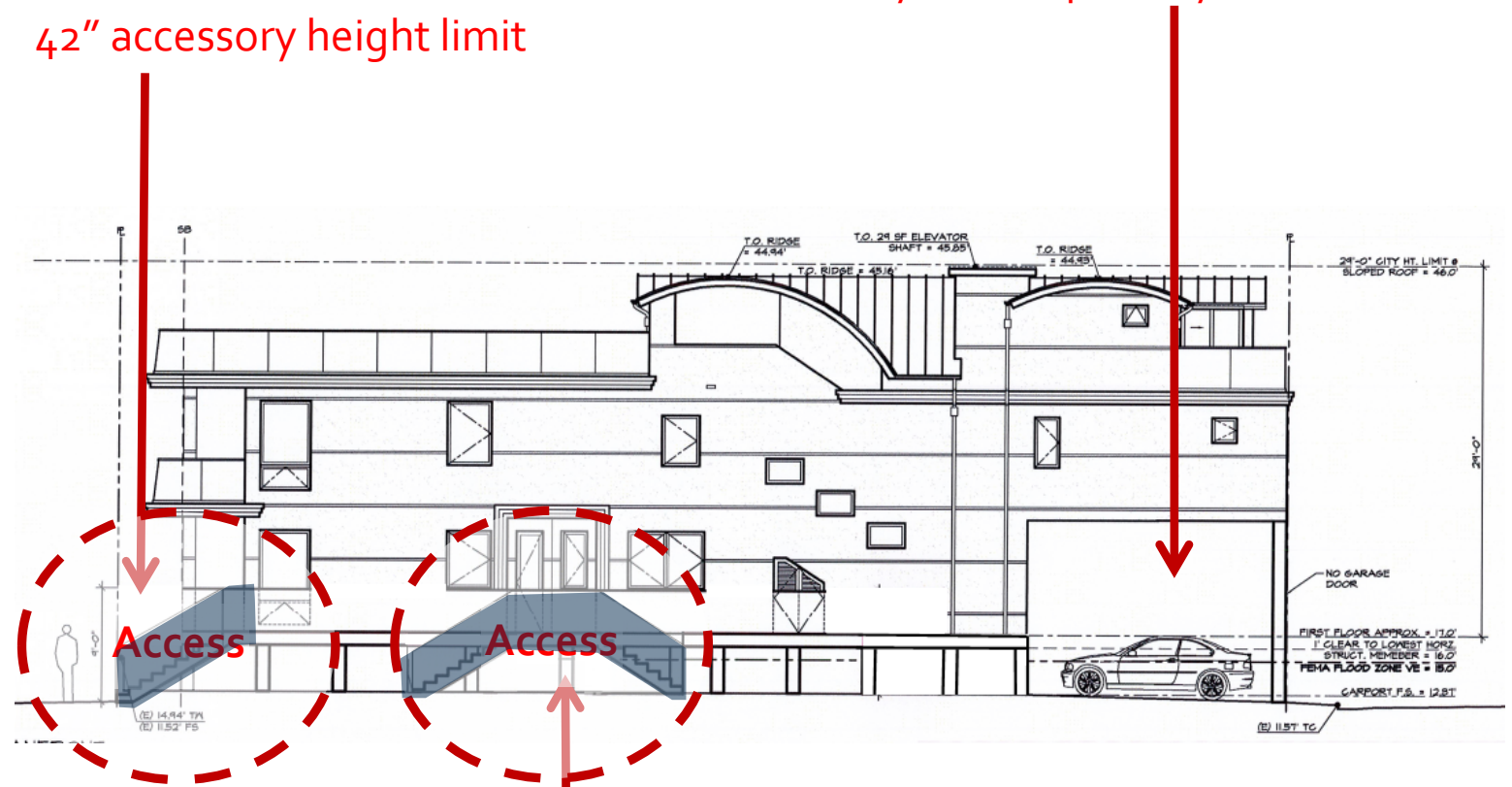


### Front Setback

- 42" accessory height limit

### Carport/Garage

- Landing interference with parking spaces
- Safety issue if primary entrance

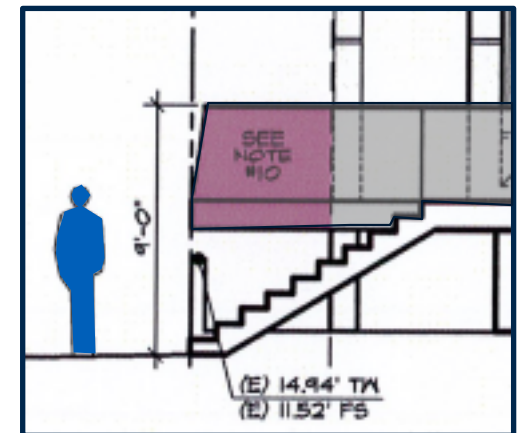
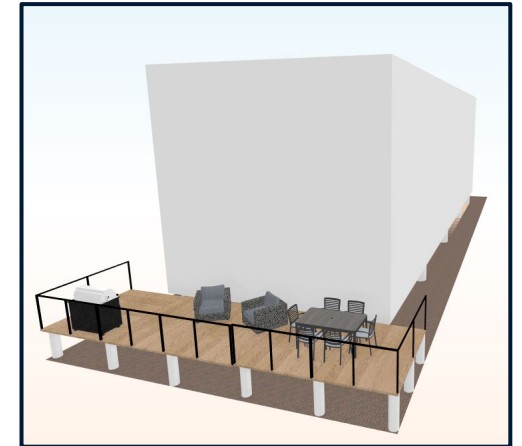
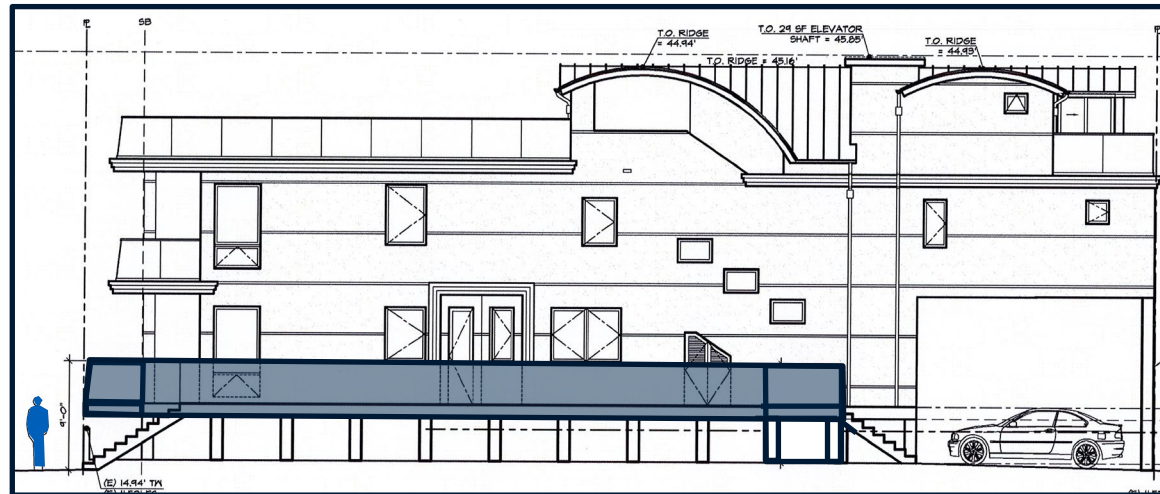


### Side Setback

- 18" stair/deck/landing limit

# Accessory Structures

- Traditional decks, landings, patios, walls, guardrails etc. in setbacks
  - Would not comply with current zoning:
    - Max 18" height allowance in SYSB
    - Max 42" for anything in FYSB
  - Building code challenges too



Why change  
the zoning  
code?

To allow the **use and** address  
**access** challenges for new homes  
that need to be raised per FEMA  
requirements

# Proposed Zoning Code Amendment



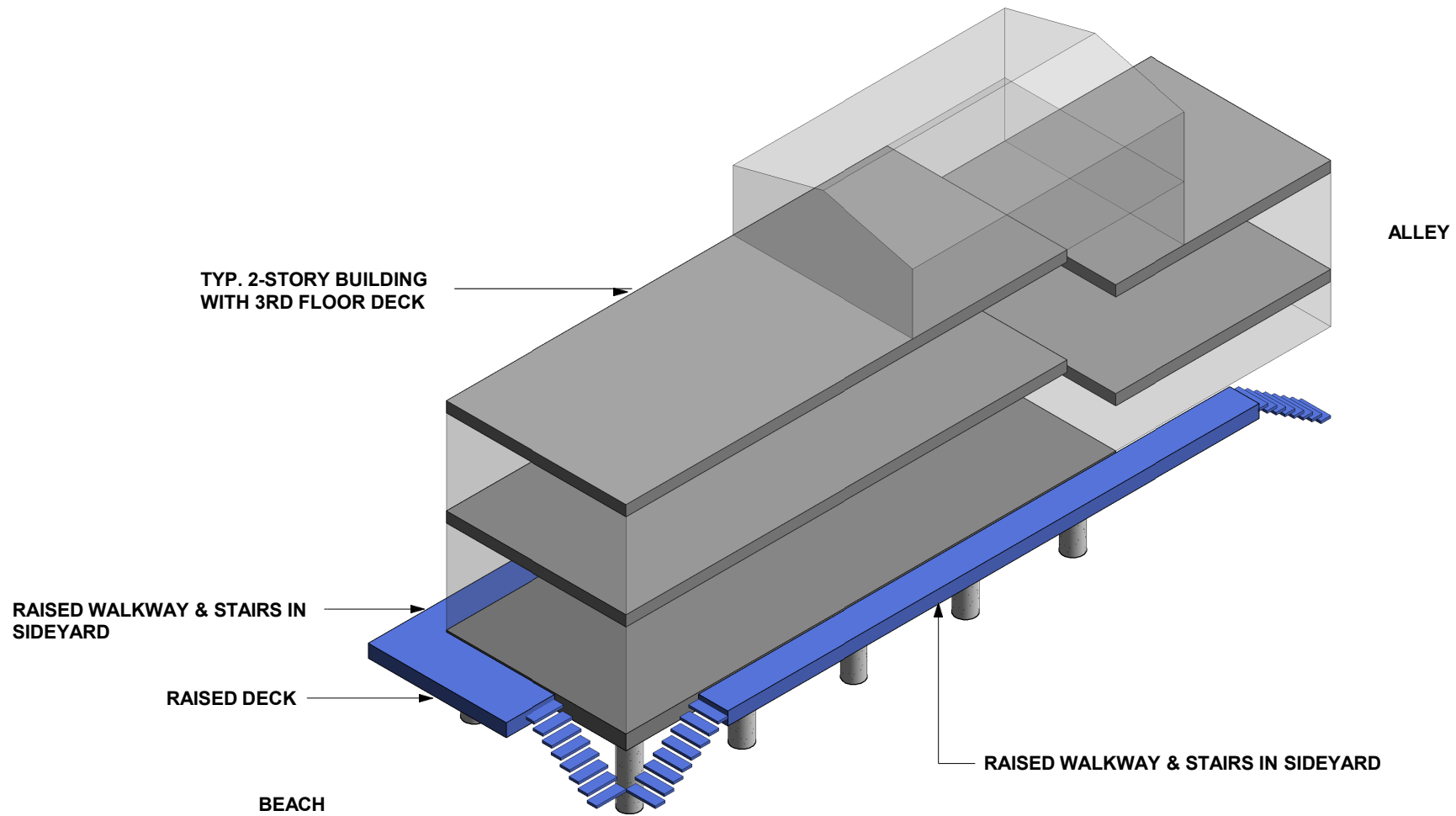
## **Virtual Meeting with Design Community**

**December 2, 2021**

## What are the proposed changes?

Allow raised walkways, decks, and stairs (with guardrails) to encroach into the **front and side yard setback areas** in order to provide:

1. Access to the house from the ground; and
2. Provide more usable outdoor space



## Front Yard Encroachment

Within 5-foot front yard (beach) setback of residential structure:

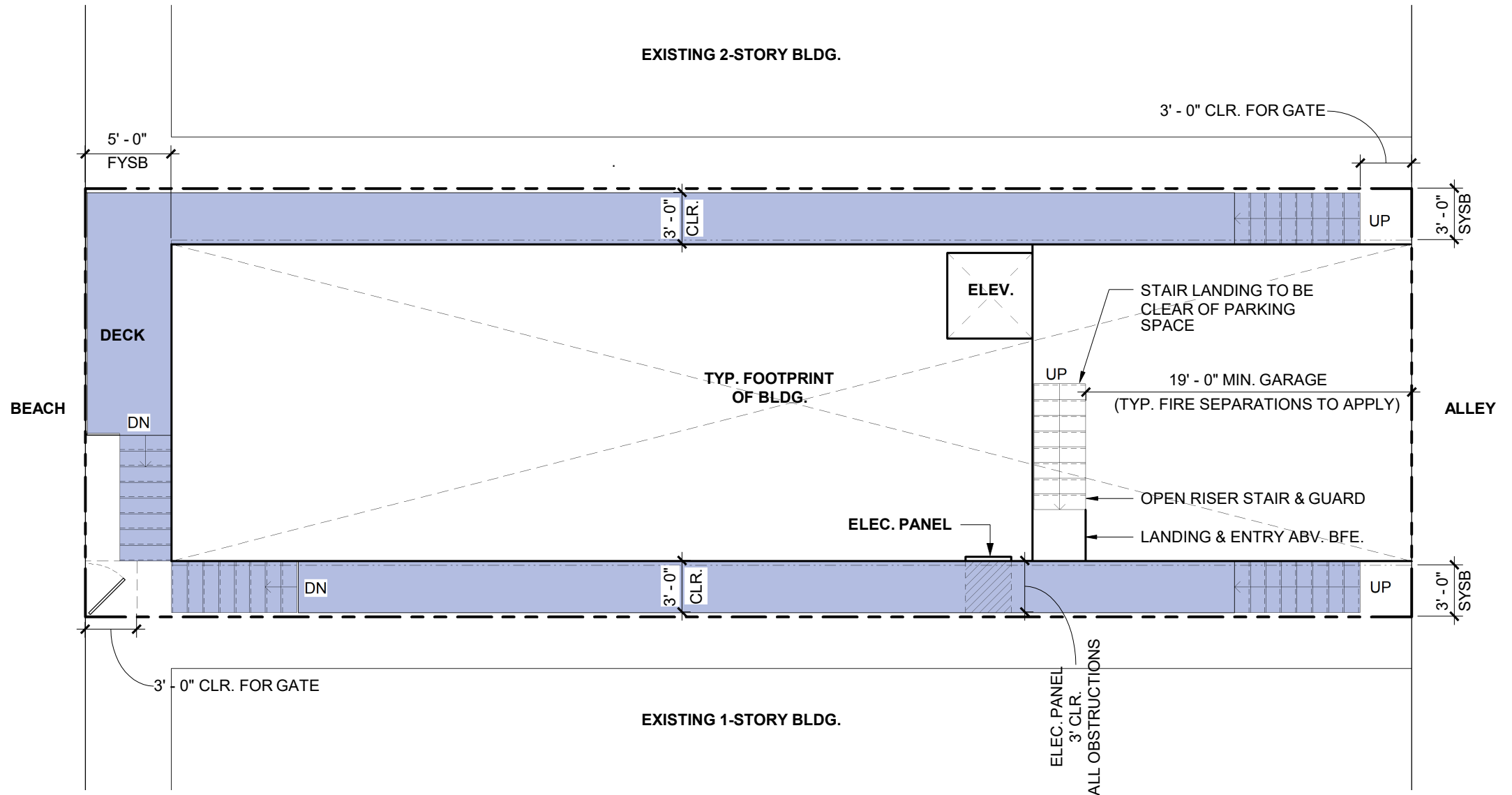
- Raised deck with railings and stairs for access to/from the ground;
- Raised walkways with guardrails, and
- Stairs with railings for access to/from the ground



## Side Yard Encroachment

Within 3-foot side yard setbacks on both sides of residential structure:

- Raised walkways with guardrails  
Stairs with railings for access to/from the ground



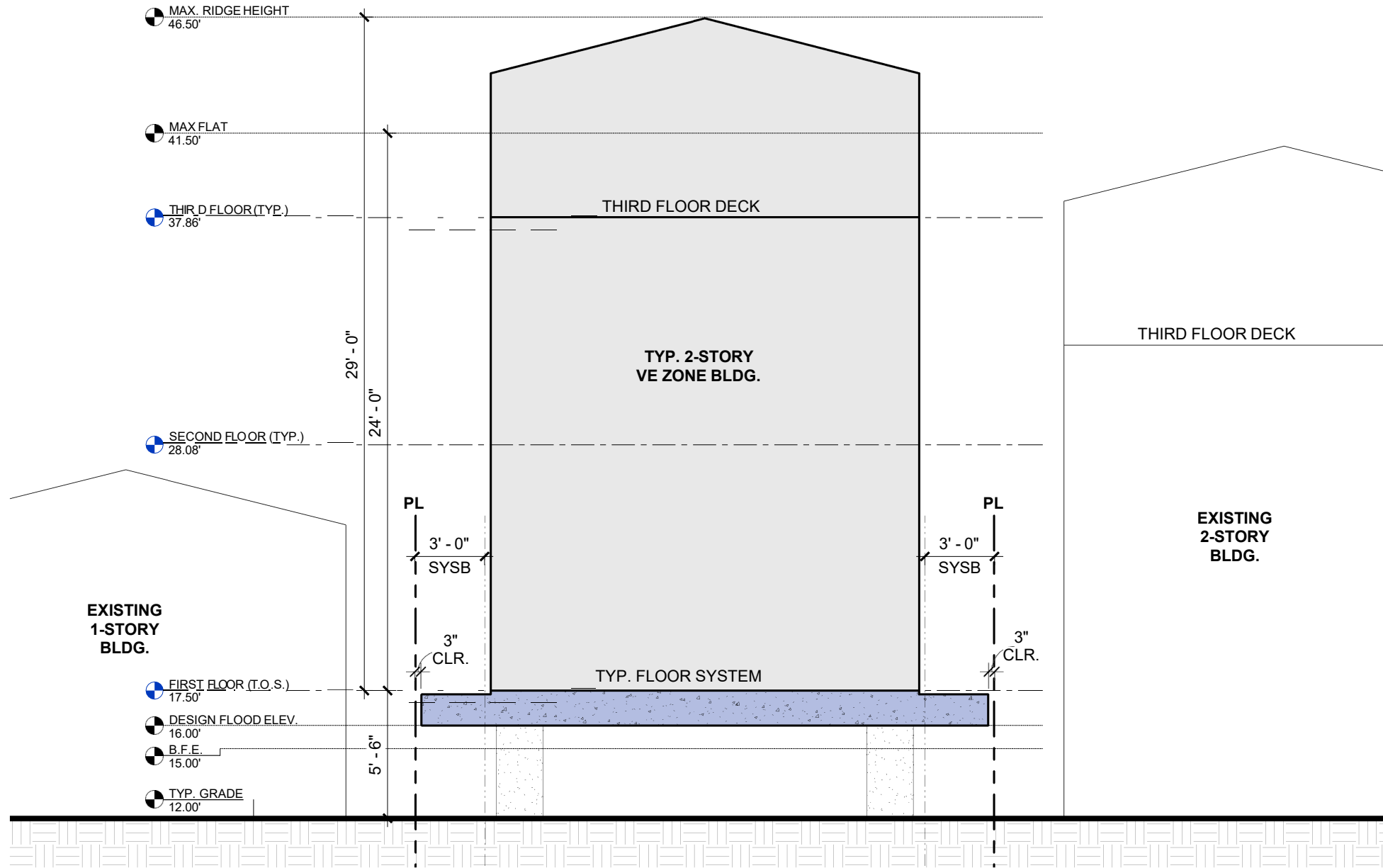
**SIDE YARD:**

- FULL ENCROACHMENT ON BOTH SIDES
- RAISED WALKWAY WITH GUARDRAILS
- STEPS/STAIRS FOR ACCESS TO GROUND

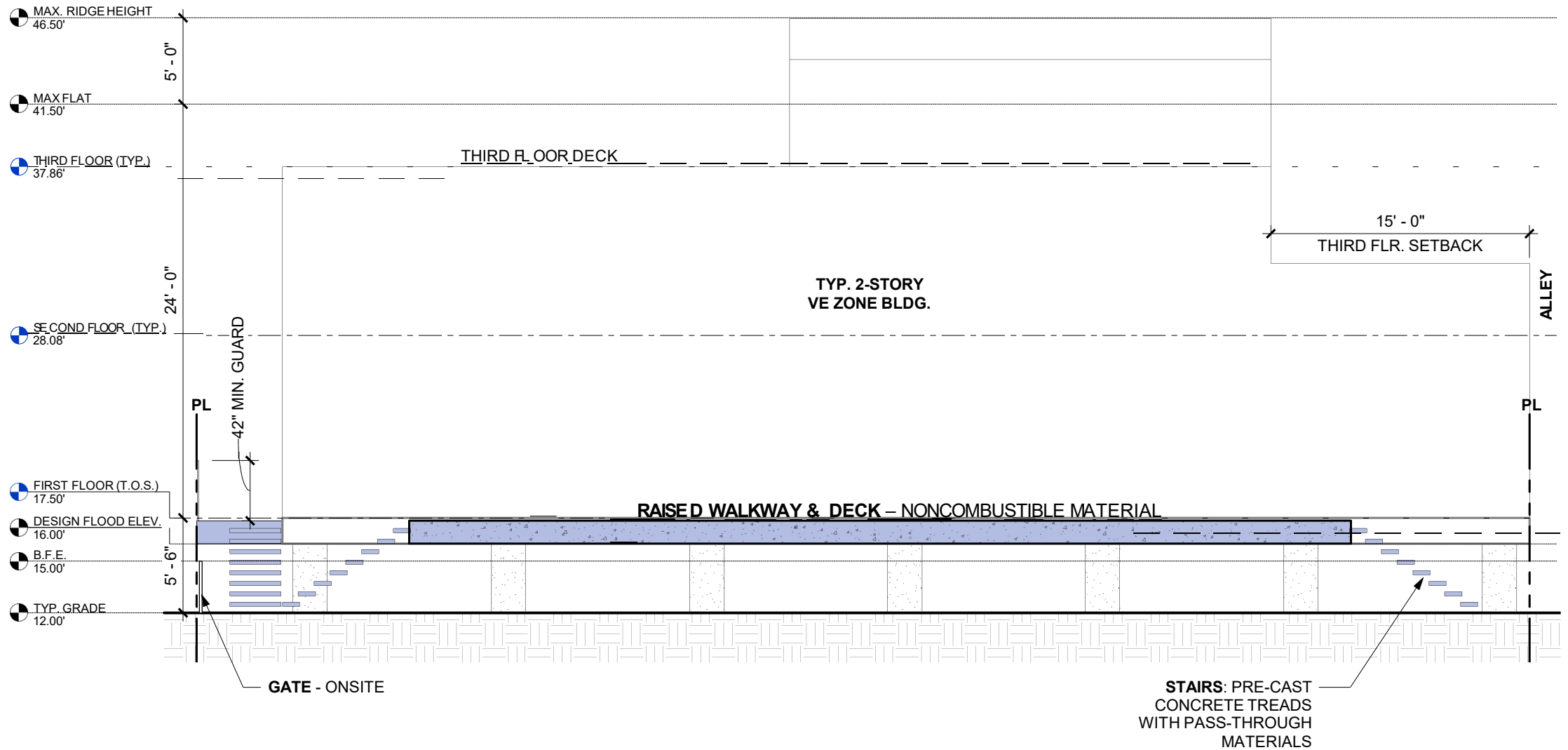
**FRONT YARD:**

- FULL ENCROACHMENT
- RAISED DECK WITH GUARDRAILS FROM LOWEST FLOOR
- STEPS/STAIRS FOR ACCESS TO GROUND

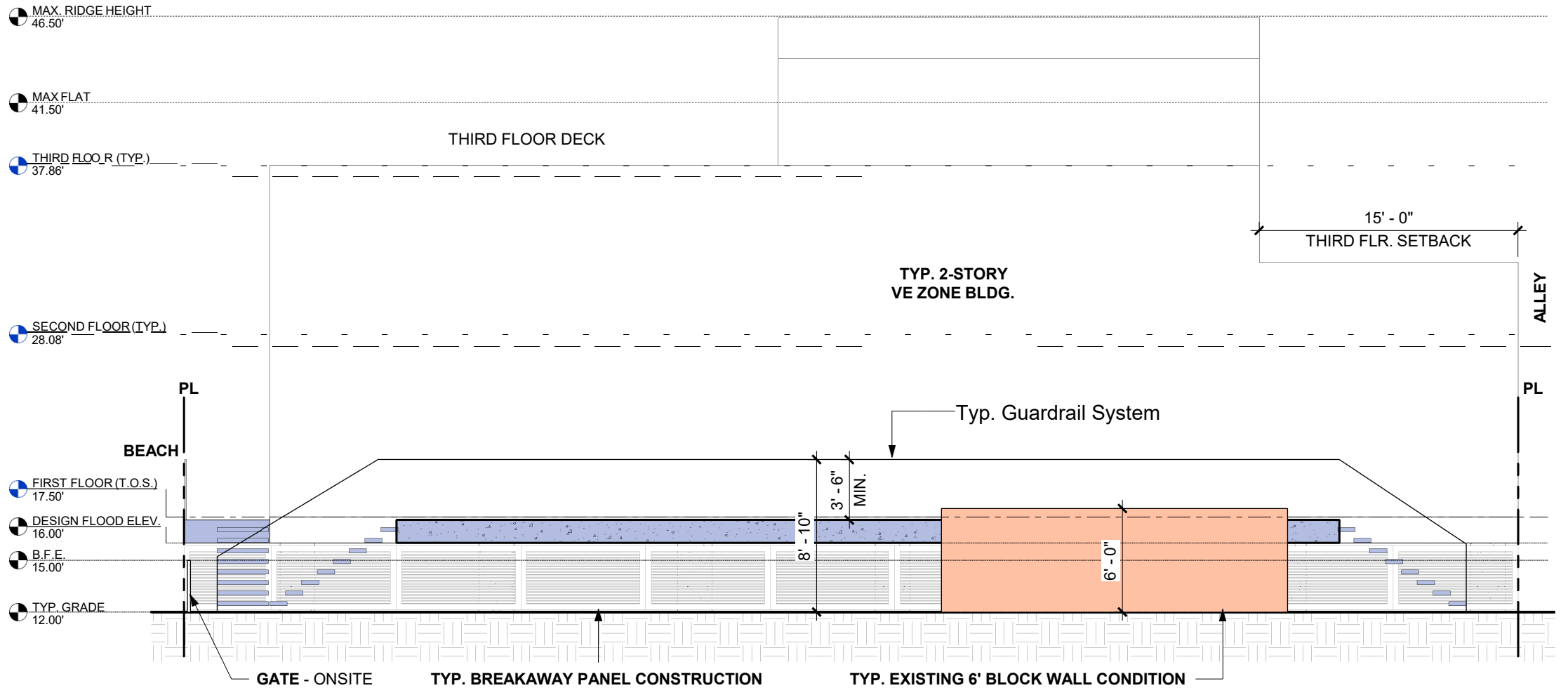
■ RAISED WALKWAY & DECK IN SETBACK



■ RAISED WALKWAY & DECK IN SETBACK



■ RAISED WALKWAY & DECK IN SETBACK



- EXISTING PL WALL CONDITION
- RAISED WALKWAY & DECK IN SETBACK

# Building and Fire Code Requirements



## Virtual Meeting with Design Community

December 2, 2021

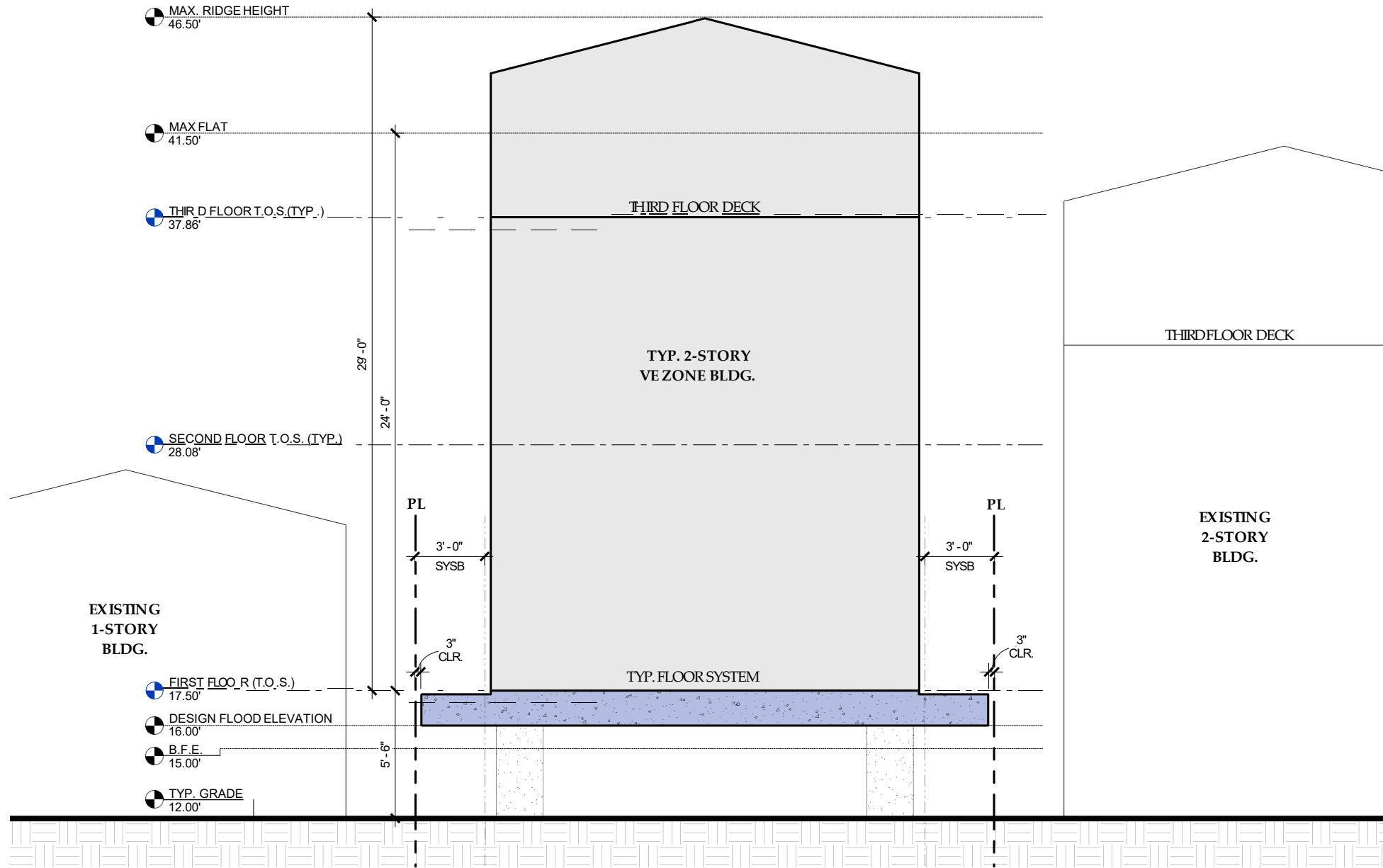
# Building & Fire Code Requirements

- Minimum access clearance within side yard setback
  - 3 ft min. clear width for raised walkways for access and egress
- Building materials within setback areas
  - 1 hour fire rated construction or non-combustible material for structures within 5 feet of the property lines
  - Walls, including enclosure walls for crawl spaces or areas underneath exterior stairs or decks within 3 feet of property lines shall have no openings.
  - Fire rated wall construction may not be able to comply with breakaway wall requirement.

# Building & Fire Code Requirements

- Seismic separation
  - Structures located along property lines need to be setback from the property line a sufficient distance to accommodate structural deflection.
- Utility Equipment (A/C, FAU, etc.)
  - Located above DFE





■ RAISED WALKWAY & DECK IN SETBACK

MAX. RIDGE HEIGHT  
46.50'

MAX FLAT  
41.50'

THIRD FLOOR (TYP.)  
37.86'

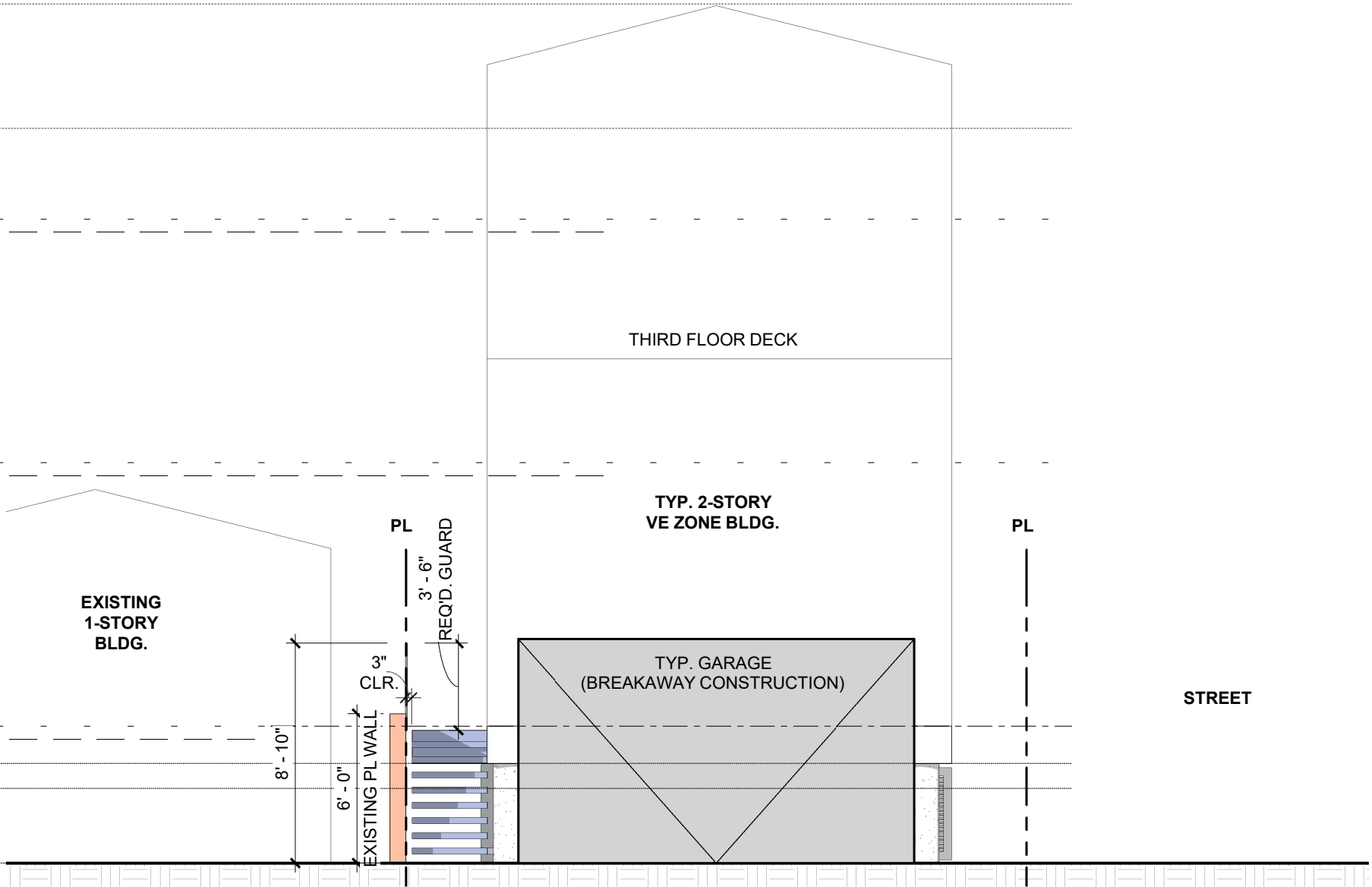
SECOND FLOOR (TYP.)  
28.08'

FIRST FLOOR (T.O.S.)  
17.50'

DESIGN FLOOD ELEV.  
16.00'

B.F.E.  
15.00'

TYP. GRADE  
12.00'



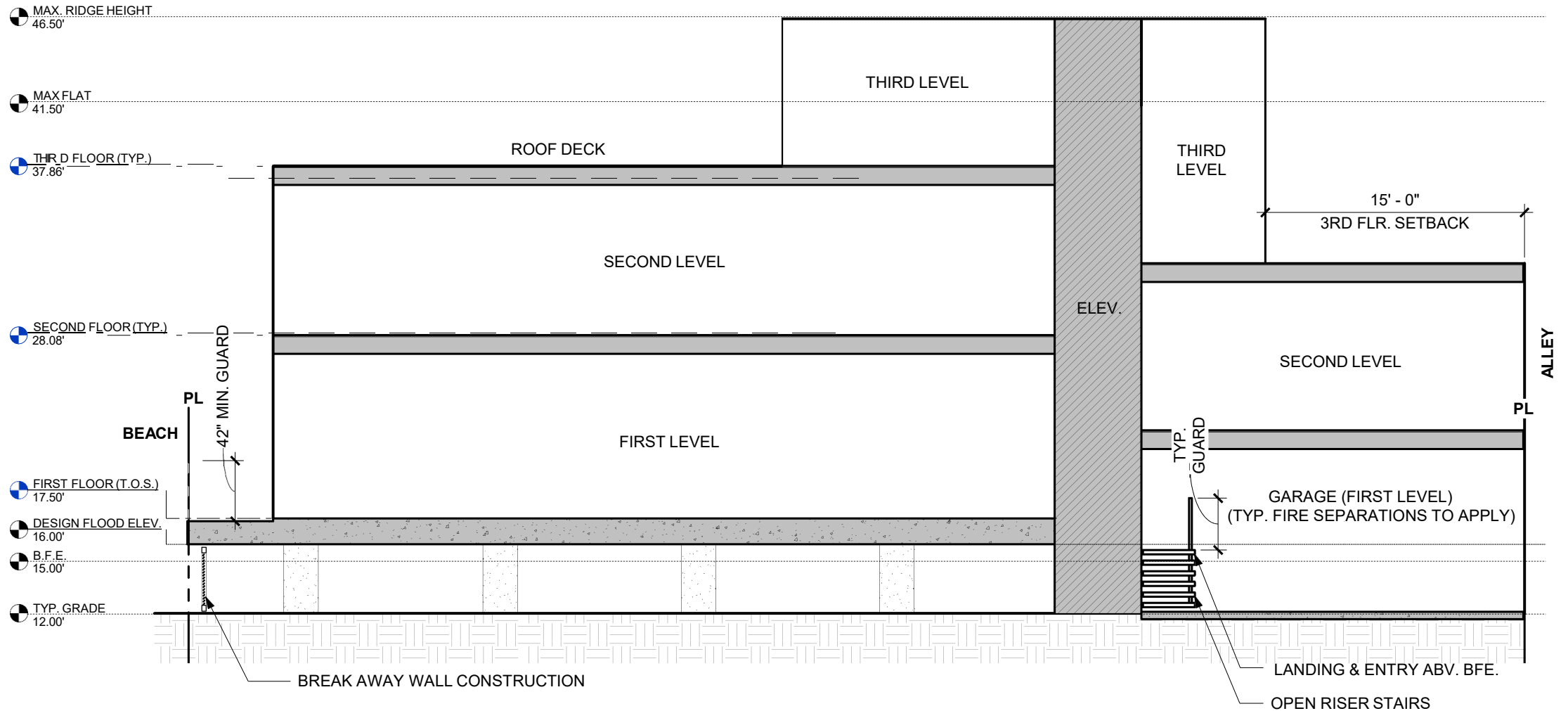
EXISTING PL WALL CONDITION

RAISED WALKWAY & DECK IN SETBACK

# Building Code Requirements

## Internal access to different floors

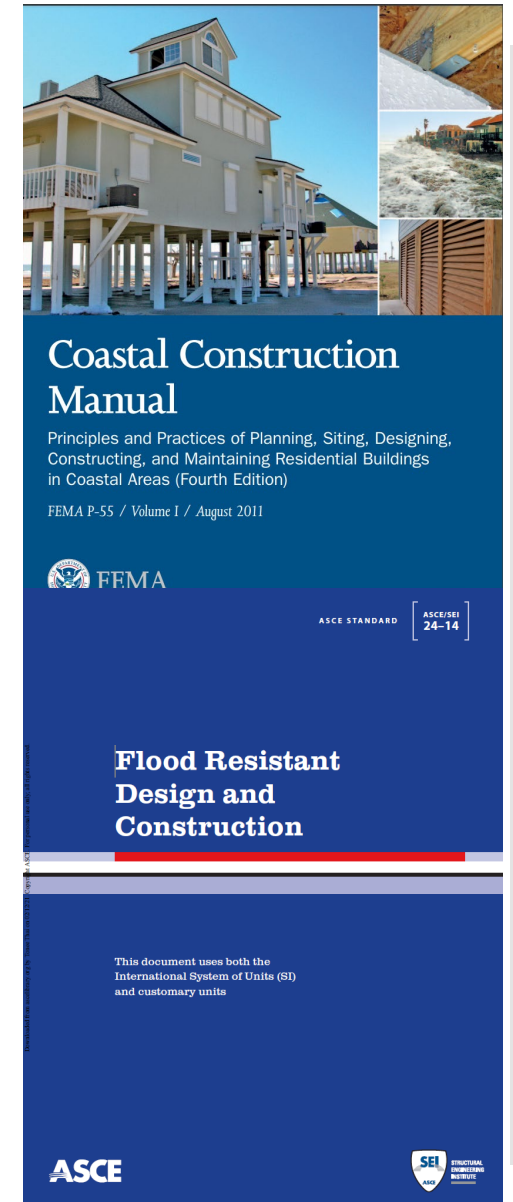
- Elevator in garage to top level
  - Elevator construction shall comply with NFIP Technical Bulletin 4: Elevator Installation (June 2019 ed.)
- Stairway in garage to main level
  - Stairs located below the Design Flood Elevation (DFE) shall comply with both Building Code exiting and NFIP flood construction requirement
  - Fire rated construction providing separation between the **GARAGE and dwelling** shall be located above the DFE.



\*TYPICAL FIRE SEPARATION BETWEEN OCCUPANCIES TO APPLY

# Building Code References

- Referenced Design Standard
- FEMA P-55: Coastal Construction Manual (Guidelines based on NFIP requirements)
- California Building Code (CBC) as amended by City of Newport Beach
- ASCE 24: Flood Resistant Design and Construction



## Next Steps

- Community meeting with residents
- Planning Commission consideration
- City Council adoption
- Coastal Commission approval
- City Council acceptance & final approval

# Suggestions/ Comments

Email Planning staff by **December 16, 2021**

**Rosalinh Ung, Principal Planner**

949-644-3208

[rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)

**Liz Westmoreland, Associate Planner**

949-644-3234

[lwestmoreland@newportbeachca.gov](mailto:lwestmoreland@newportbeachca.gov)