

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

BUILDING CODE POLICY

Effective Date	Subject	Policy No.
January 13, 2005 Revised July 20, 2011	Newport Crest Balcony and Deck Alterations, Repairs, and Additions	CBC 705 & 3401 (formerly: UBC 705)

The Newport Crest development was designed as a series of dwelling units with 1-hr dwelling separation walls and 2-hr area separation walls. Many units have balconies or decks which extend beyond the rated separation walls. Some units share a common entry stairs and decks without separation.

Alterations, repairs, and additions of the balconies, decks and guardrails throughout the Newport Crest development may comply with 2010 California Building Code sections 3401 through 3405. As such, regardless of the distance from the separation walls, the balconies, decks and guardrails may be replaced, retained, or extended without increasing the fire rating of the proposed work beyond that of the existing construction.

Seimone Jurjis, Chief Building Official