CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT | BUILDING DIVISION
3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 | www.newportbeachca.gov | (949) 644-3200

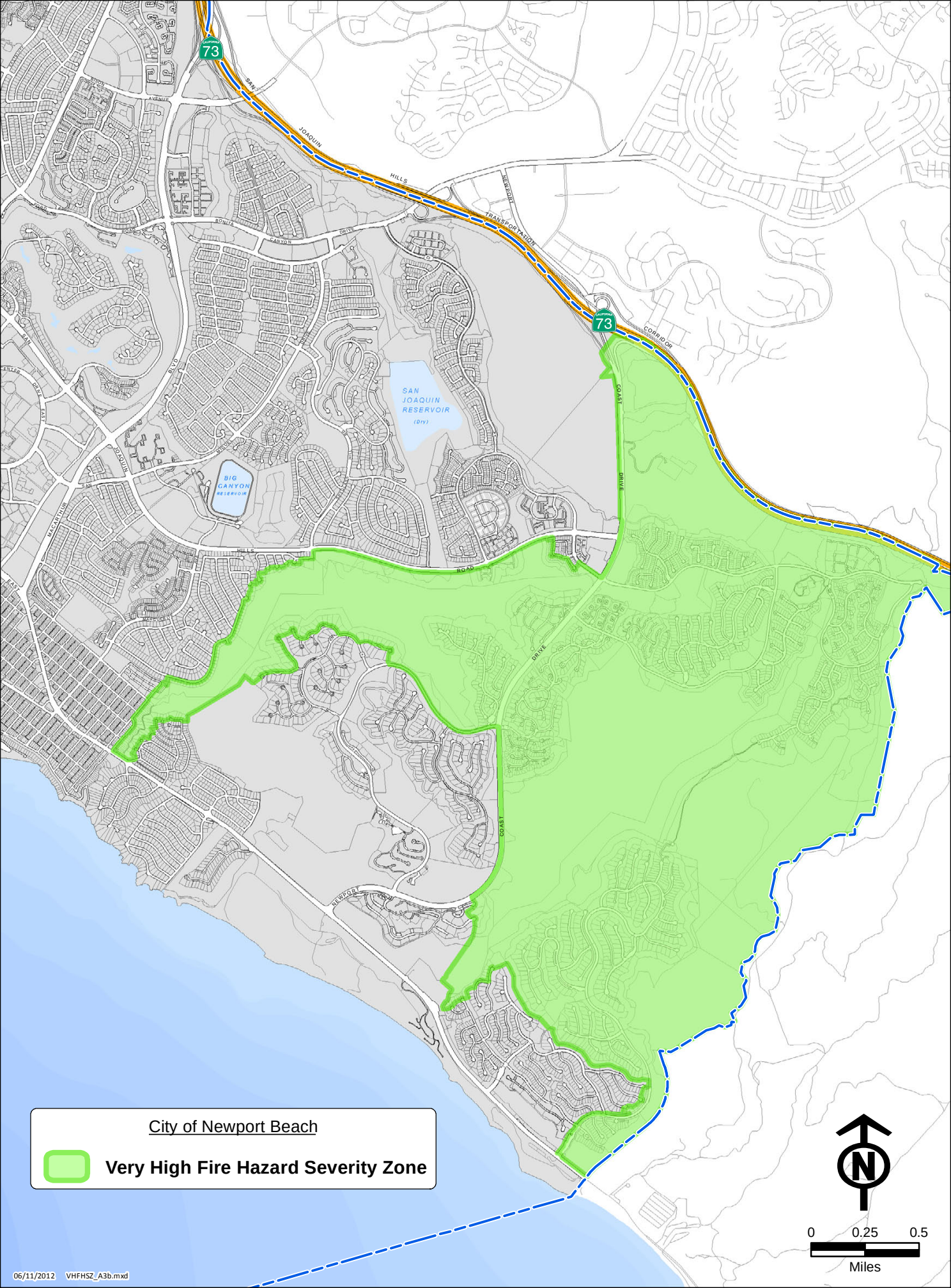
New Hazardous Fire Area Designation

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)



73
SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR
NEWPORT
BONITA CANYON DRIVE
SAN JOAQUIN RESERVOIR (Dry)
BIG CANYON RESERVOIR
COAST DRIVE
HILLS ROAD
MACARTHUR BLVD
NEWPORT
City of Newport Beach
Very High Fire Hazard Severity Zone
N
0
0.25
0.5
Miles
06/11/2012 VHFHSZ_A3b.mxd