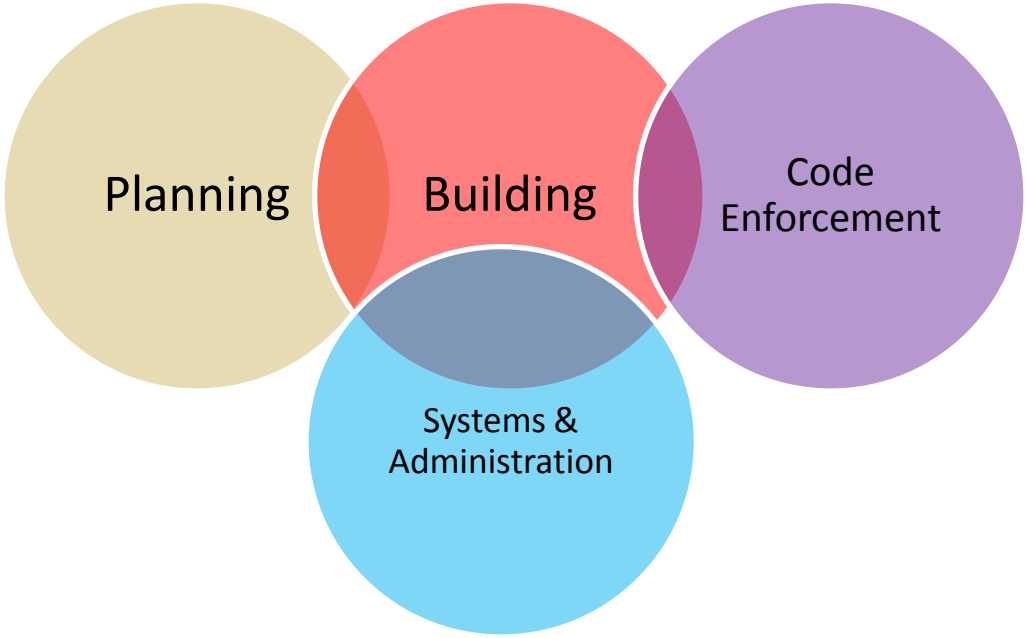
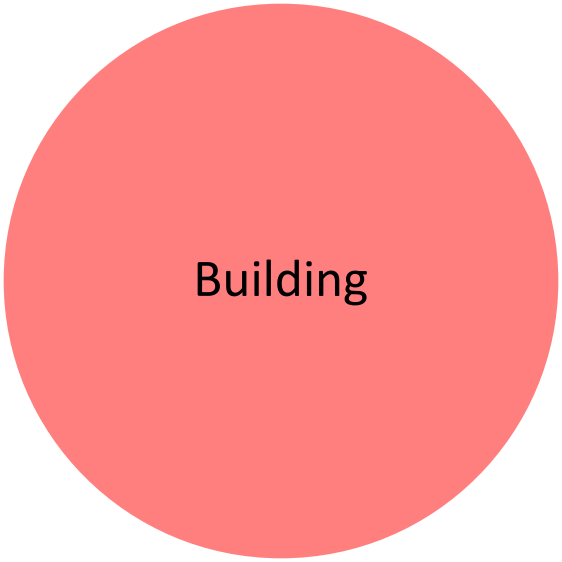
Community Development Department Organization

Community Development Department



Kimberly Brandt
Community Development Director

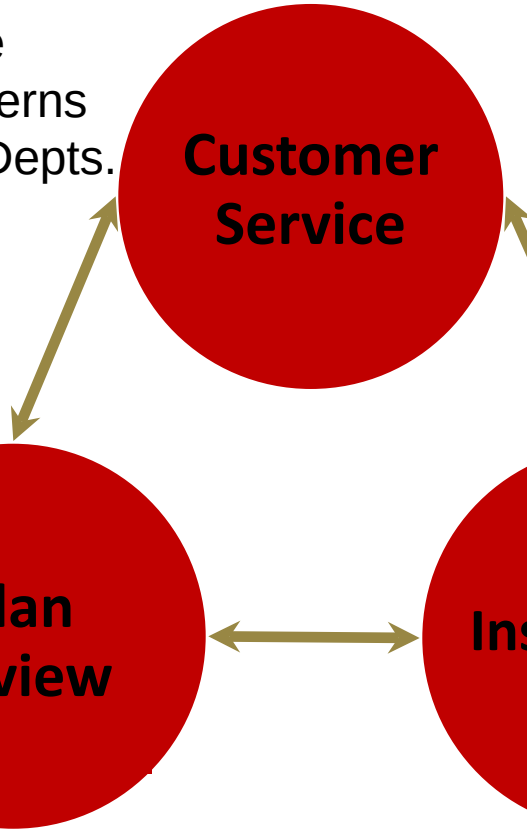
Building Division



Building Division

Seimone Jurjis – Chief Building Official

- Plan Submittal
- Permit Issuance
- Customer Concerns
- Route to other Depts.



•Dan Kennedy
Principal Engineer
Customer Service

- Review Plans for Code Compliance

- Inspections
- Customer Concerns

Samir Ghosn
Principal Engineer
Plan Check
(Oct. 10th)

Dennis Bogle
Chief Building Inspector

Structural Observation Policy

What is Structural Observation?

Defined in Section 1702

*The visual observation of the structural system by a registered design professional for **general conformance to the approved construction documents.** Structural observation does not include or waive the responsibility for the inspection required by Section 110, 1704 or other section of this code.*

Why a Structural Observation Policy?

California Building Code Section 1710.2

1. The structure is classified as Occupancy Category III or IV in accordance with Table 1604.5.

2. The height of the structure is greater than 75 feet above the base.

3. The structure is assigned to Seismic Design Category E, is classified as Occupancy Category I or II in accordance with Table 1604.5, and is greater than two stories above grade plane.

4. When so designated by the registered design professional responsible for the structural design.

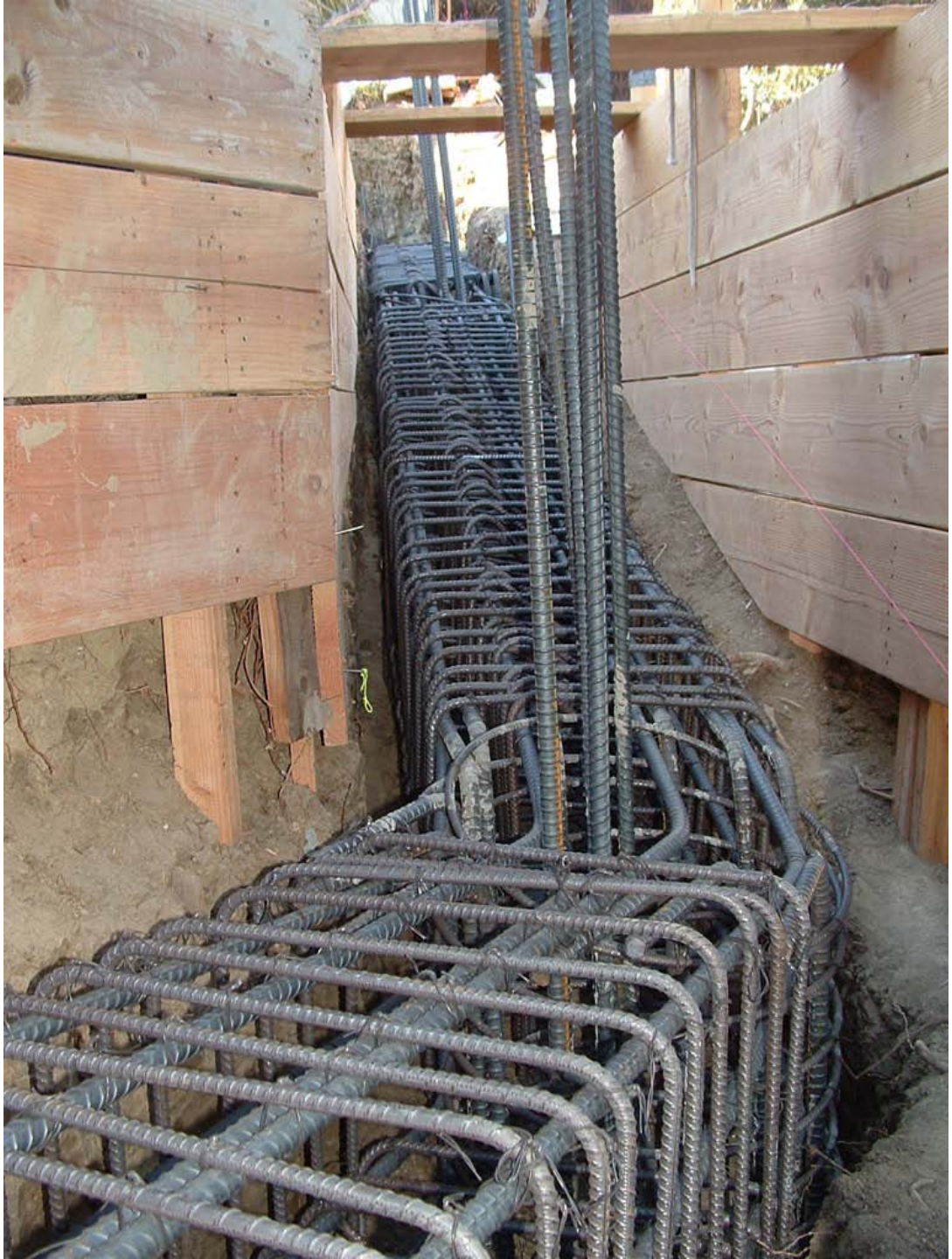
5. ***When such observation is specifically required by the building official.***

California Building Code Section 1710.2

5. When such observation is specifically required by the building official.

- *To standardize and document the requirements associated with Section 1710.2 condition number five above. Want the design professional involved in:*

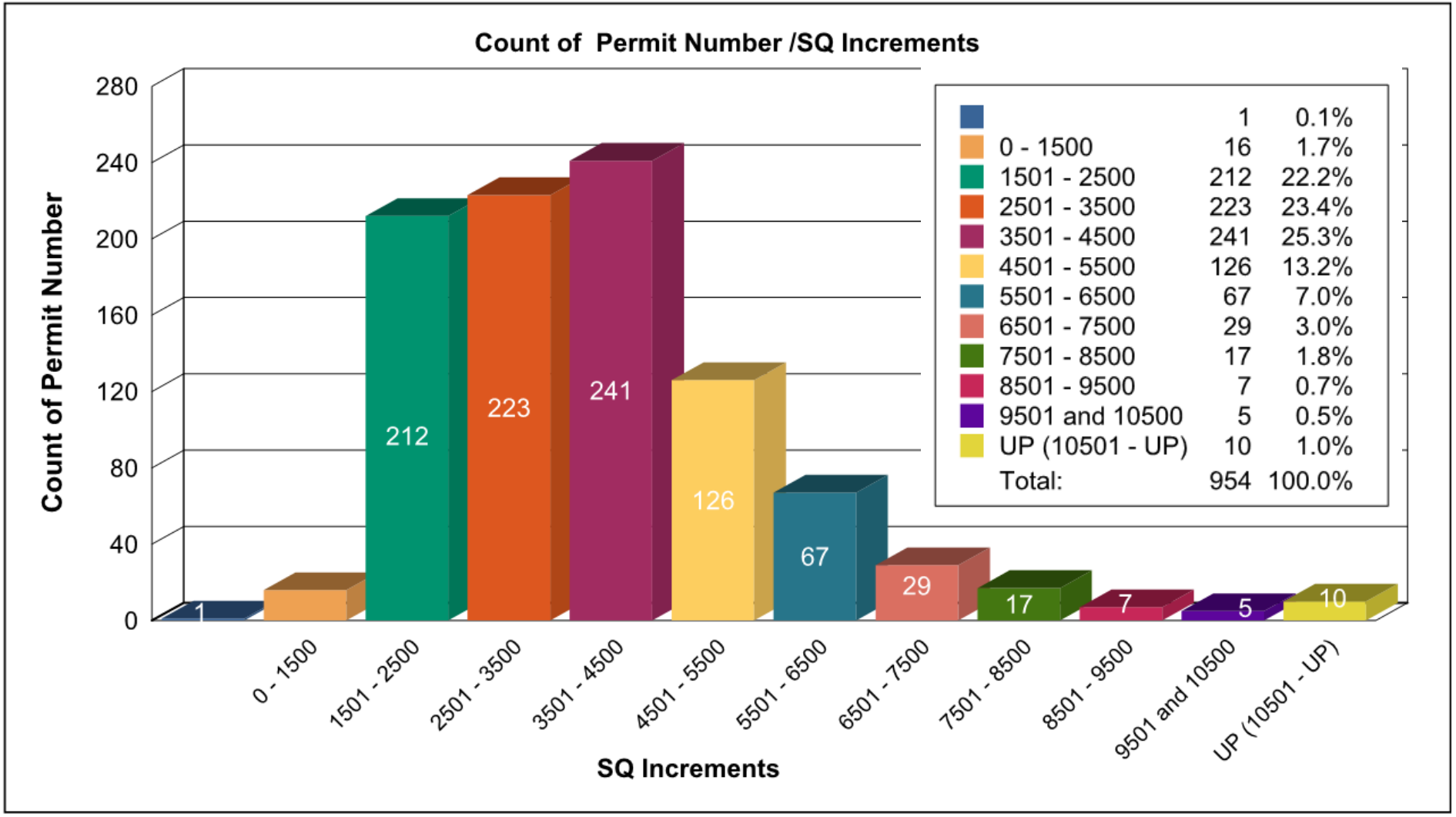
- Steel Moment Frames
- Concrete Decks & Systems
- Complex Foundation Systems
- Shoring & Basements
- 3-Story or More
- Complex Framing
- Sea Walls
- Hill Side Construction
- Liquefaction Areas



Data Collection

2010 - 2011

TYPE OF PERMIT ISSUED	Number	Dollar Valuation	Dwelling Units
Single Family Dwelling	**64**	$52,723,252	64
Duplexes	**13**	$7,254,688	24
Religious Building	2	$475,000	
Parking Garage	1	$6,637,000	
Professional Buildings	4	$56,760,400	
Restaurant	1	$1,300,000	
Other Non Residential Buildings	4	$915,600	
Patios/Decks/Trellis	69	$1,800,224	
Pools/Spas	127	$3,963,660	
Harbor	56	$3,052,872	
Residential Additions/Alterations	**1,284**	$56,229,961	
Commercial Additions/Alterations	**363**	$76,121,214	
Carport	4	$333,500	
Fire Sprinkler/Alarms	513	$3,072,716	
Demolitions:			
One-family dwelling	59	$512,100	(59)
Two-family dwelling	9	$85,000	(18)
Other than dwelling	21	$102,180	
Miscellaneous:			
Re-roofs (515)			
Fences/Retaining Walls (187)	1,150	$25,487,784	
Signs/Banners (185)			
* Misc. (263)			
TOTALS:	**3,744**	**$296,827,151**	**11**


Count of Permit Number /SQ Increments
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223
241
126
67
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7
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1501 - 2500
2501 - 3500
3501 - 4500
4501 - 5500
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7501 - 8500
8501 - 9500
9501 and 10500
UP (10501 - UP)
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1501 - 2500 212 22.2%
2501 - 3500 223 23.4%
3501 - 4500 241 25.3%
4501 - 5500 126 13.2%
5501 - 6500 67 7.0%
6501 - 7500 29 3.0%
7501 - 8500 17 1.8%
8501 - 9500 7 0.7%
9501 and 10500 5 0.5%
UP (10501 - UP) 10 1.0%
Total: 954 100.0%

Policy

What is the Policy?

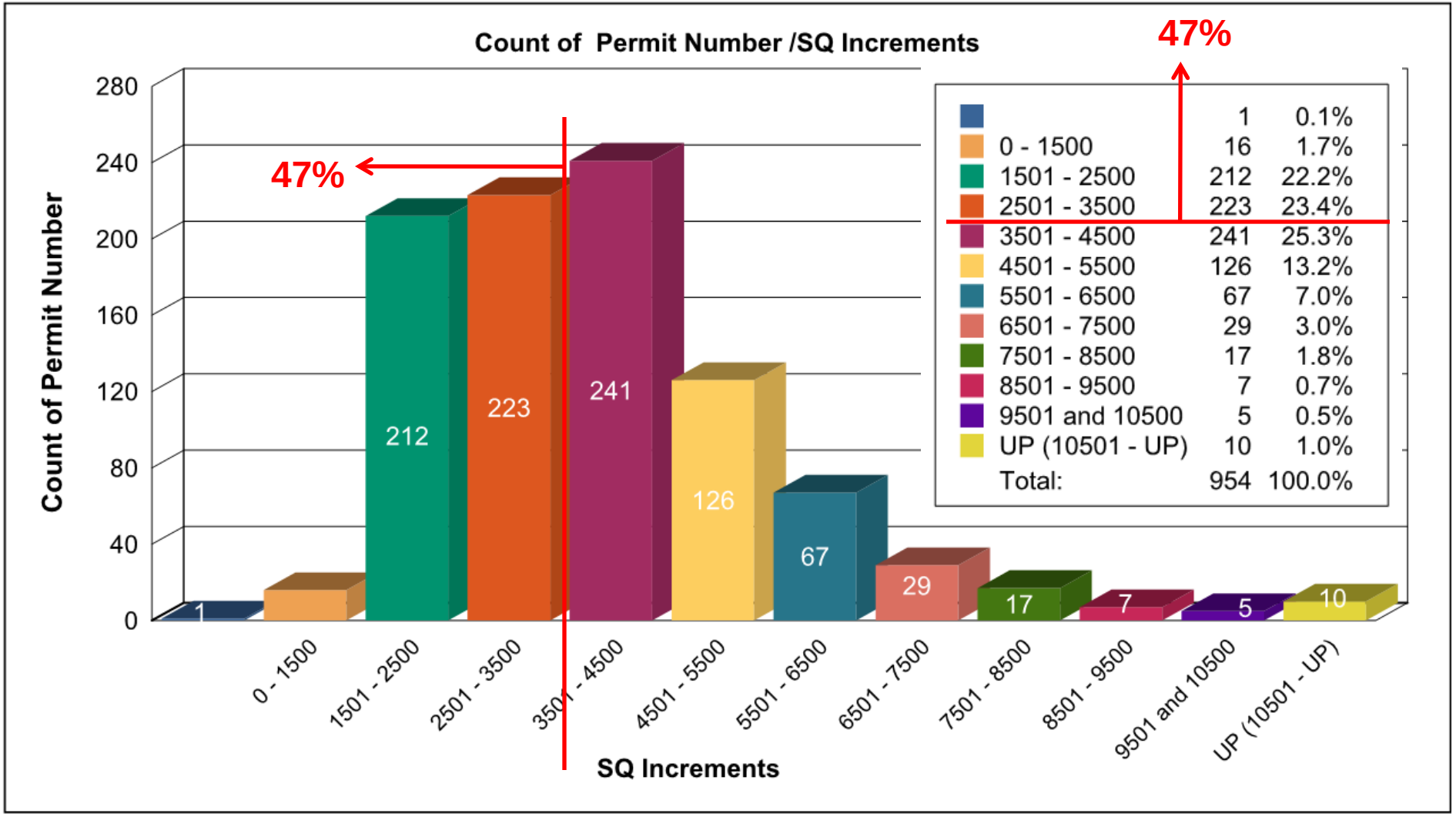
All structures are required structural observation.

Exceptions:

1. Wood framed structures complying with all of the following conditions:
   a. Two story or less;
   b. The gross area of work is less than 3,500 square feet;
   c. All lateral forces are resisted by code compliant wood shearwalls; and,
   d. A conventional foundation system is used.

2. Non-structural alterations regardless of floor area or use.

3. The Chief Building Official may make additional exceptions to the policy for conditions not stated above.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7501 - 8500 17 1.8%
8501 - 9500 7 0.7%
9501 and 10500 5 0.5%
UP (10501 - UP) 10 1.0%
Total: 954 100.0%

Structural Observation Comparison

Project Description	2010 CBC/CRC Structural Observation Required	CBC 1710 Policy Structural Observation Required
Non-structural remodel: 1600 sf. 3 stories, kitchen and master suite	NO	NO
New SFD: 4000 sf. 1 story, slab on grade, complies with CRC braced walls systems	NO	YES
New Retail/Office Building: 3200 sf. 2 stories, slab on grade, wood shear panels	NO	NO
New Duplex: 3200 sf. 3 stories, wood shear panels and steel moment frames	NO	YES
New SFD: 3200 sf. 2 stories with basement, retaining wall foundation system	NO	YES
Major remodel: 3490 sf. 2 stories, slab on grade, existing wood shear panels, new steel frame	NO	YES
New SFD: 6000 sf. 2 stories, caissons and retaining wall foundation system (Structural Obs. required by the design engineer)	YES	YES
New Fire Station: 3000 sf. 2 stories, wood shear panels and conventional foundation system	YES	YES

Impacts

Time & Money

Impacts:

1. Time Lag to wait for an design professional to respond to the request for structural observation.

2. Cost associated with a structural observation by a design professional. Typically $250 up to $600 per site visit.

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

BUILDING CODE POLICY

Effective Date	Subject	Policy No.
September 21, 2011	Structural Observation	2010 CBC 1710

Per California Building Code Section 1710.2 condition number 5, the Chief Building Official requires Structural Observation for all new construction, addition, alteration or reconstruction of structures.

EXCEPTIONS:

1. Wood framed structures complying with all of the following conditions:
   a. Two story or less;
   b. The gross area of work is less than 3,500 square feet;
   c. All lateral forces are resisted by code compliant wood shearwalls; and,
   d. A conventional foundation system is used.
2. Non-structural alterations regardless of floor area or use.
3. As designated by the Chief Building Official.

DOCUMENTATION OF STRUCTURAL OBSERVATION

Prior to the issuance of a building permit, the licensed design professional responsible for the structural design shall identify the construction stages and elements to be observed. The information shall be made a part of the approved construction plans and documents. In addition, for repetitive work involving similar or identical construction (i.e., floor construction at multi-story buildings), the licensed design professional responsible for the structural design may specify the location and/or frequency of structural observation required on the construction documents.

PERFORMANCE OF STRUCTURAL OBSERVATION

The structural observer shall perform structural observation at each construction stage identified on the approved construction documents. Upon completion of structural observations for each construction stage, the structural observer shall complete and submit a structural observation report to the Chief Building Official.

When a deficiency is noted in the structural observation report, the structural observer shall give the report to the building owner or owner's representative, project contractor, and the Chief Building Official. The structural observer shall note on the report how correction of each observed deficiency will be verified.

Upon completion of the structural system the structural observer shall submit a final structural observation report to the Chief Building Official. The final report must state that the structural system generally conforms to the approved construction documents and that all observed deficiencies have been corrected. Final approval of the structural work by the Chief Building Official will not occur without the final structural observation report.

Authored by: _____
Suzanne Kusik, Sr. Plan Check Engineer

Approved by: _____
Seimone Jurjis, Chief Building Official

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

Structural Observation Report

Project Address:	Report date:	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO):	SO email Address:	SO Telephone #:	SO License / Reg. #

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☐ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

I declare that the following statements are true to the best of my knowledge:

1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD ..... DATE

STAMP OF STRUCTURAL OBSERVER

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

The structural observer shall utilize the City of Newport Beach "Structural Observation Report" form, to record the required observation visits. All structural observation reports shall include the license stamp and wet signature of the structural observer responsible for the project.

OBSERVED DEFICIENCIES

When a deficiency is noted, the structural observer shall give copies of the completed structural observation report to the owner or owner's representative, project contractor, and the Chief Building Official.

The contractor shall resolve all deficiencies prior to final inspection or acceptance of the structural work by the Chief Building Official.

FINAL STRUCTURAL OBSERVATION REPORT

The structural observer shall submit a final structural observation report to the Chief Building Official, or designee, upon completion of the structural systems. The final structural observation report shall state that the structural systems conform to the approved construction documents and that all previously observed deficiencies have been corrected. Final inspection or other acceptance of the structural system by the Chief Building Official, may not occur until the final structural observation report is received.

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT | BUILDING DIVISION

STRUCTURAL OBSERVATION GENERAL NOTES

Section Break (Continuous)

1. STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1710. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
2. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE REQUIRED INSPECTIONS BY THE CITY OF NEWPORT BEACH.
3. THE OWNER SHALL EMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION SITE VISITS, AND TO ISSUE ALL STRUCTURAL OBSERVATION REPORTS.
4. THE DESIGN ENGINEER SHALL IDENTIFY THE REQUIRED STRUCTURAL OBSERVATION SITE VISITS ON THE STRUCTURAL OBSERVATION SCHEDULE.
5. THE REQUIRED SITE VISITS SHALL AT A MINIMUM INCLUDE THE FOLLOWING
   - A. OBSERVATION OF THE FOUNDATION SYSTEM PRIOR TO FINAL CONCRETE POUR;
   - B. OBSERVATION OF THE BUILDING FRAMING PRIOR TO CALLING FOR THE CITY OF NEWPORT BEACH "COMPLETE FRAMING INSPECTION"; AND,
   - C. FINAL OBSERVATION OF THE COMPLETED STRUCTURE.

   ADDITIONAL SITE VISITS MAY BE NEEDED AS DETERMINED BY THE DESIGN ENGINEER OR STRUCTURAL OBSERVER.
6. THE STRUCTURAL OBSERVER SHALL PREPARE A STRUCTURAL OBSERVATION REPORT FOR EACH STAGE OF CONSTRUCTION OBSERVED. THE CITY OF NEWPORT BEACH "STRUCTURAL OBSERVATION REPORT" FORM, OR A SIMILARLY FORMATTED REPORT, SHALL BE USED FOR ALL STRUCTURAL OBSERVATION REPORT.
7. IF THE CITY'S FORM IS NOT USED REPORTS SHALL BE ON THE STRUCTURAL OBSERVER'S LETTERHEAD, STATE THE SITE ADDRESS, PLAN CHECK AND PERMIT NUMBERS, STAGES AND ELEMENTS OBSERVED, DATE OBSERVED, AND COMPLETE CONTACT INFORMATION FOR THE STRUCTURAL OBSERVER.
8. ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE STAMP AND SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
9. EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
10. THE CONTRACTOR SHALL RESOLVE ALL DEFICIENCIES AND THE FINAL STRUCTURAL OBSERVATION REPORT ISSUED PRIOR TO FINAL INSPECTION OR ACCEPTANCE OF THE STRUCTURAL WORK BY THE BUILDING INSPECTOR.
11. THE FINAL STRUCTURAL OBSERVATION REPORT SHALL STATE THAT THE STRUCTURAL SYSTEM CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS AND THAT ALL PREVIOUSLY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED.
12. FINAL INSPECTION OR OTHER ACCEPTANCE OF THE STRUCTURAL SYSTEM BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, WILL NOT OCCUR UNTIL THE FINAL STRUCTURAL OBSERVATION REPORT IS RECEIVED.
13. THE LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE ALL CONSTRUCTION DOCUMENT CHANGES RELATING TO THE STRUCTURAL SYSTEMS. REVIEW AND APPROVAL OF SUCH CHANGES BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, SHALL BE OBTAIN BY THE DESIGN PROFESSIONAL AND/OR CONTRACTOR PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF SAID CHANGES.

Section Break (Continuous)

STRUCTURAL OBSERVATION SCHEDULE

SITE ADDRESS:		PC #:	

TO BE COMPLETED BY THE DESIGN ENGINEER, AND INCLUDED ON THE CONSTRUCTION DRAWINGS.

BASED ON THE PROJECT SCOPE, PLEASE IDENTIFY THE ELEMENTS AND/OR CONNECTIONS THAT REQUIRE STRUCTURAL OBSERVATION. SPECIFY THE INTERVAL OR STAGE OF CONSTRUCTION WHEN THE STRUCTURAL OBSERVATION WILL BE PERFORMED.

TYPE	STRUCTURAL ELEMENTS AND/OR CONNECTIONS TO BE OBSERVED	SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION
FOUNDATIONS	☐ FOOTINGS, SLAB FOUNDATION, ANCHORS	
	☐ MAT FOUNDATION, PRESTRESSED CONC. SLAB	
	☐ CAISSON, PILE, GRADE BEAM	
	☐ OTHER:	
SHEAR WALLS	☐ CONCRETE	
	☐ MASONRY	
	☐ WOOD OR MANUFACTURED SHEAR PANELS	
	☐ OTHER:	
FRAMES	☐ STEEL MOMENT OR BRACED FRAME	
	☐ CONCRETE MOMENT FRAME	
	☐ MASONRY WALL FRAME	
	☐ OTHER:	
DIAPHRAGMS	☐ CONCRETE	
	☐ STEEL DECK	
	☐ WOOD	
	☐ OTHER:	