City of Newport Beach Waterfront Project Guidelines and Standards
Draft, September 1, 2020
Comments by Marie Marston, Harbor Commissioner, 9/8/20

General Comments:

1. Suggest a list of abbreviations be added to the document. This would be particularly helpful for UHMW, S4S, Sel., ADAAG, PL, etc.
2. Suggest a list of referenced standards be included in the document, i.e., California Building Code, City of Newport Beach Standard Drawings for Public Works Construction, California Layout and Design Guidelines for Marina Berthing Facilities, Standard for the Care of Preservative-Treated Wood Products, American Lumber Standards Committee, and many more.
3. References to the referenced standards should state "per the latest edition of…".
4. In numerous places throughout the document there are references that a licensed engineer is required. Sometimes it specifically states they must be California licensed. Sometimes it says whether they need to be licensed in civil or structural. But many times it is unclear what type of license (civil, structural, geotechnical, etc.) is required. This should be clarified.
5. There are a number of places in the document where the terms "safe" and "unsafe" are used. These terms should be used carefully as definitions of safe and unsafe vary from person to person and may present a liability concern. Suggest using phrases such as " to improve safety" or "to avoid a potential safety concern" rather than stating concretely that something is either safe or unsafe.

Comments on "General"

1. 1st paragraph. Correct the City's name to City of Newport Beah
2. 3rd paragraph. Most of the document makes references to design by a licensed engineer. This paragraph suggests a contractor can design some dock modifications if experienced.
3. 4th and 5th paragraphs. These are quoted portions of the CBC. Seems like there should be a sentence stating the City of Newport Beach requires compliance with these sections along with the appropriate City title for the correct "building official". 4th paragraph needs a period at the end.

Comments on Section 1 – Waterside Development

1. Section 2. a., (1), (c). Should restaurants be listed as a potential commercial use?
2. Section 2. a. (2). Suggest stating (2005 edition or as updated). Capitalize Harbor Standard Drawings.
3. Section 2. c. (5) (b). Farthermost is used for distance references, not furthermost.
4. Section 2. (5) e. (1). Suggest that they type of application or permitting process be stated and that the approval would be for a definitive duration, not in perpetuity.
5. Section 2. (5) g. (1) (c). Should mention who this document is published by.
6. Section 2. (5) g. (6) (a). Do sea lions need to be considered in the live loading criteria?
7. Section 2. (5) h. (1) (b), 2nd paragraph. Commercial gangways have less loading than the dock loading?
8. Section 2. (5) k. (1). It does not make sense that piles will be driven and then testing performed. How is this possible? Need to clarify what is meant/required here.
9. Section 2. (5) k. (4) (a). It is not clear what is required of the applicant for "encouraged to observe the type of guide piles used in the existing surrounding installations". This should be more definitive on what is required. Reference is made to "geotechnical consultant". Should this be California licensed geotechnical engineer? Also, in Section 6. e. (2), 6. F. (1), and 6. g. (9).

10. Section 3. b. (10). Is the City Inspector an actual title of an individual or should this be clarified with the required department?
11. Section 3. b. (11)(d). Should clarify this paragraph is regarding NPDES requirements. Some applicants may be unaware of the term “best management practices”.
12. Section 3. d. (1). Compressive strength minimum is stated as 5,000 psi. Standard 610 for Pier Section shows 6,000 psi. Unclear if the Std 610 falls under this section of the HDC or not, but it should be clarified. Then in Section 3. e. (2), pilings are shown to be allowed with 4,000 psi.
13. Section 3. e. (6) (a). What is “local approval”?
14. Section 3. e. (6) (b). Regarding the reference to the “construction documents”. The CDs could show anything the applicant wants. It would be better to state the maximum tolerances. Are there no battered piles allowed on any structures?
15. Section 3. e. (6) (c) (2). Suggest the inspection of pilings be required. Seems to be only a suggestion as written.
16. Section 3. e. (6) (c) (3). Reference to engineer’s certification – is this to be a geotechnical or structural engineer? “May certify” does not seem to be a requirement; may want to use stronger language. Is a “certificate of occupancy” the correct term?
17. Section 4. a. 2 feet clear on fingers and 3 feet clear on main seems narrow given ADA requirements and Table 1.
18. Section 4. c. Are these to be approved by a materials engineer? Civil engineer?
19. Section 5. a. (1). Paragraph does not mention single or joint residential (as listed on page 5), does that mean it does not apply to those uses?
20. Section 5. b. Clarify if this section applies to marinas, public pier.
21. Section 5. b. (1). Commercial gangways are min 50 psf while the dock is 65 psf (pg 11). Is this correct? Residential docks and gangways both use 25 psf.
22. Section 5. b. (2). Do the slopes apply to any water level or a particular range?
23. Section 5. c. (1). Does this section apply to all types of residential or just multifamily?
24. Section 5. c. (2). Suggest to clarify the “full range of tidal swing elevations”.
25. Section 5. c. (5). Who will do the inspection? The owner or City? What is “periodically”? Suggest to provide a specific duration, e.g., once a year.
26. Section 5. c. (7). Insert the word “live” between “design” and “load”.
27. Section 6. b. (2). How often is “regularly”?
28. Section 6. g. (1). Clarify the term “gravity”?
29. Section 6. g. (2). Does the 100 psf include vehicles or do vehicles need to be added to the 100 psi? What kind of vehicle?
30. Section 7. b. Assume “quality” is referring to water quality. Where does the applicant find what the requirements are?
31. Section 8. b, (4). Is there a foot-candle requirement?
32. Section 8. b. (7) (a). How is the lighting level for “public safety” determined?
33. Section 8. d. (3). Correct the typing – should be “Fire Department Connections (FDCs). No apostrophe or forward slash needed.
34. Section 8. d. (4)(b). Suggest the “cases” refer to the Figures 2-12.
35. Section 9. a. (1). Should clarify this paragraph is regarding NPDES requirements. Some applicants may be unaware of the term “best management practices”.

Comments on Figures

1. Figure 7 – "mother chain on bottom" arrow points to nothing. Could add as a general note instead of with a leader line that appears to point to something. Is the licensed engineer to be structural or civil? Place "(typ)" next to "boat gangway".
2. Figure 10A – there are two line types for the project line shown. If they have the same meaning, the line type should be the same.

3. Figure 12 – Place "(typ)" next to "stern lines". The leader arrows for the stern lines point to the seawall, not the lines – should be corrected. Label the items in the section as well as the plan. Section and plan should align – i.e., the seawall should be in the same position on the page.

Comments on Standard Drawings

1. 601 – Note 1, "accord' should be "accordance".
2. 602 – Note 1, "or" should be "of".
3. 602 sheet 3 of 3 – detail 8 – "dowels with hooks (epoxy coated) should have a "(typ)".
4. 603 – suggest to redraft the note "2x4 railings 2/ (3) 16d at each post" since the (3) gets mixed in with the instruction. In the notes 2, 5, 6 reference is made to City approval. 5 and 6 say City of Newport Beach approval. Since these are City of Newport Beach standards, it is not necessary to call out the full city name.
5. 605, 606, 608 – 15' minimum penetration is noted. I don't know if refusal is ever encountered in the harbor, but if it is, then I would suggest "15' minimum or refusal".
6. 608 – note 8 refers to the mudline. Is this the same as the "sand line" shown on the drawing?
7. 610 – refers to California licensed engineer but does not state what type of engineer (drawing and notes 5 and 8). Concrete minimum compressive strength is 6000 psi. Confirm this agrees with the document.
8. 610 sheet 2 – Notes 5 and 9 – are these structural and geotechnical engineers, respectively? Also above on drawing.
9. 612 – Note 3 – what type of engineer? What is PL (on drawing)?