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Board of Building Regulations and Standards (BBRS)

COASTAL SUBGROUP MEETING

July 21, 2021 Meeting Minutes

10:00 a.m.

This was a virtual Microsoft Teams meeting.

Roll Call:

BBRS Richard Crowley, Group Chair	√ present 0 absent	PJM David Macartney	√ present 0 absent
CZM Lisa Berry Engler	√ present 0 absent	Steve Mague	0 present √ absent
CZM Rebecca Haney	√ present 0 absent	AIA Andrew Kollar	√ present 0 absent
DCR Joy Duperault	√ present 0 absent	SEMBOA Mike Clancy	0 present √ absent
DCR Eric Carlson	√ present 0 absent	NAIOP Katie T. Moniz	√ present 0 absent
DEP Lealdon Langley	√ present 0 absent	NAIOP Jamie M. Fay	√ present 0 absent
HBRA John Bologna*	√ present 0 absent	ISD Jim Kennedy	√ present 0 absent

Chairman Crowley opened the meeting @ approximately 10:02 a.m. and took roll call.

* John Bologna arrived to the meeting about 11:15 a.m.

General notes on format of these minutes

- *These minutes represent general points discussed during the meeting. The minutes are not intended to be a verbatim account of discussions.*
- *Agenda topics as numbered may not be in the same order as they appear on the meeting agenda.*
- *The meeting agenda is listed as **EXHIBIT A**; others are listed sequentially as addresses during the meeting.*

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1. **Vote/Discuss Draft Meeting Minutes.** On a **MOTION** by Andrew Kollar, 2nd by Jim Kennedy, it was unanimous VOTE by ROLL CALL to approve the June 17, 2021 draft meeting minutes as amended (**EXHIBIT B**), Katie Moniz did not respond. The discussion included Rebecca Haney pointing out that under agenda item number 2, it was Joy Duperault that offered the clarifying language related to the data.
 2. **Review** Coastal A Zone BLENDED Findings_Final Draft 06_17_2021 (**EXHIBIT C**). The group discussion started with the Risk Rating 2.0 portion under the Lessons Learned from FEMA Building Science Post-Storm Assessments and Analyses for coastal flood zones section. The group discussion began with the Matters of Professional Opinion section on page 4. It included locating it at the end of the document in a separate section because the opinions are individual members of the Coastal Subgroup. The group talked about organizing the report so that the portions everyone agreed with would be located before the professional statement section.



Next, the group discussed the Recommendations section. Some felt the first paragraph is not a recommendation but rather an introduction to the next paragraph.

Some members talked about adding language that clarifies designs options include utilizing floodproofing construction techniques for commercial construction below the flood elevation because available are engineer methods to design safe buildings in a Coastal A Zone. The building designer would certify their design includes the loads imposed from wave and weather events. Andrew Kollar expressed interest in having stamped and signed drawing to achieve this certification and not require additional affidavits from registered design professionals. Some talked about the hydrostatic pressure imposed on buildings from 1 to 3-foot waves and expressed concerns that dry floodproofing is challenging to implement correctly.

The group discussed following the IBC but others offered that floodproof construction techniques should be allowed for commercial buildings when the builder thinks it makes economic sense. Other states have found a way to enable this approach. Most agreed that floodproof construction techniques do not make sense for single-family home construction. Some discussed debris from structures caught up in wave action causes damage to other structures during storm events, which is avoidable. Chairman Crowley spoke about the group exploring the possibility that commercial construction could utilize floodproof construction in the A Zone.

Dave Macartney provided language that clarifies floodproof construction techniques and spoke about engineering the building to resist the effects of moderate wave action.

Exception: For buildings constructed in the Coastal A zone, non-residential occupancies shall be allowed below the Design Flood Elevation (DFE) where such buildings are designed to resist the effects of moderate wave action, are constructed in accordance with Ch. 4 and 5 of ASCE 24-14 and are flood proofed below the DFE in accordance with ASCE 24-14, Ch. 6. The engineer of record shall certify that the design meets the above conditions. Below grade parking shall not be permitted.

The group discussed the exception. John Bologna spoke about ASCE 24 allows for dry floodproof construction techniques. He would like to have this group's recommendations include allowing floodproofing methodologies, which would enable improvements to non-residential buildings located in the A Zone having floors below the BFE. Some expressed interest in adding language that provides options for elevating the building.

Chairman Crowley asked if ASCE 24 allows below the BFE? John Bologna spoke about Chapter 6 of ASCE 24 -14 and how it allows for dry floodproofing.

Jim Kennedy spoke about the committee's task to recommend adopting the Coastal A Zone requirements or not and providing recommendations code provisions that people can achieve.

Chairman Crowley asked for Lealdon Langley's language to be added to the recommendations portion on page 6; The FEMA Building Science experts suggest the best practice for new, substantially improved, or substantially damaged buildings within the coastal floodplain be to be elevated on open pilings.

Rebecca Haney spoke about ASCE 24 committee put together the standard for all structures, and offering exceptions from the standard would benefit from having someone from the committee provide some perspective would be a good thing.

3. **Adjourn.** On a **MOTION** by, Dave McCartney, seconded by John Bologna, it was unanimously **VOTED** by **ROLL CALL** to adjourn the meeting @ approximately 12:00 p.m. Joy Duperault did not respond.

Exhibits

- A. Meeting agenda.
- B. Meeting minutes, June 17, 2021 amended.
- C. Coastal A Zone BLENDED Findings_Final Draft 06_17_2021.