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Board of Building Regulations and Standards (BBRS)

COASTAL SUBGROUP MEETING

May 18, 2021 Meeting Minutes

1:00 p.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	0 present √ absent	ISD Jim Kennedy	√ present 0 absent

Chairman Crowley opened the meeting @ approximately 1:03 p.m. and took roll call.

*Joy Duperault arrived about 1:30 pm.

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.*

1. **Vote/Discuss Draft Meeting Minutes.** Rebecca Hany has some edits to offer and expressed interest in offering them to staff outside the meeting. Chairman Crowley decided to table the meeting minutes. (**EXHIBIT B**).
2. **Review** Coastal A Zone BLENDED Findings_Lisa E_Anrew K 12-16-20_Working Draft_Joy D. Comments 12-18-2020 R. Haney 1-4-2021 J. Duperault 2-12-2021 G_3_10_2021 meeting_3-30-2021 k (**EXHIBIT C**). The group considered adding to number 6 after the Risk Rating 2.0 paragraph. Rebecca Haney talked about the added text while the text was displayed and talked about when the new property insurance rating system will take effect. Jamie Fay spoke about the new system uses a method that is less dependent on the maps. Chairman Crowley called for any issues with the added text. No issues were expressed.

Rebecca Haney spoke about a Premium Example V2 spreadsheet (**EXHIBIT C**), and it provides hypothetical insurance rates with certain conditions. A general discussion about the document



ensued. The general feeling of the group was to have Rebecca Haney provide more description for context. Jamie Fay expressed interest in having Rebecca Haney clarifying the above/below portion, particularly the basement floor elevation above/below the FEMA flood elevation portion.

Next, the group reviewed the Professional Opinion section. Andrew Kollar explained he rewrote this section. Chairman Crowley explained that the building code does not include disclosure requirements for the RDP. Andrew Kollar provided a redraft, and Dan Walsh will put it into the document and have it ready for the next meeting.

The group discussed removing all the markups and having the updated version ready for the next meeting.

The group reviewed the recommendations section. Rebecca Haney noted that “sight of the ocean to elevate” and add “the coastal floodplain is” and talked about removing the Opinion section because the new system method of determining property insurance rates does not rely solely on the zone the property located.

3. Review 2021 IBC flood resistant construction requirements. The discussion began with Section 110.3 Lowest Floor Elevation (**EXHIBIT D**). The group discussed no longer needing the Mass. amendment because the IBC has similar language. On a **MOTION** by Dave Macartney, seconded by Andrew Kollar, it was a majority **VOTE** to not carry forward into the 10th edition the Mass. amendment Section 110.3 Lowest Floor Elevation. Lisa Engler, Rebecca Haney, Joy Duperault, Lealdon Langley, David Macartney, Andrew Kollar, Katie Moniz, Jamie Fay, and Jim Kennedy voted in the affirmative, and Eric Carlson voted in the negative.

Next, the group considered Section 110.3.12.1 Flood hazard documentation. On a **MOTION** by Andrew Kollar, seconded by Dave Macartney, it was a majority **VOTE** to not carry forward into the 10th edition Mass. amendment Section 110.3.12.1 Flood hazard documentation. Lisa Engler, Rebecca Haney, Joy Duperault, Lealdon Langley, David Macartney, Andrew Kollar, Katie Moniz, Jamie Fay, and Jim Kennedy voted in the affirmative, and Eric Carlson voted in the negative.

4. The group discussed Section 1612 Flood Loads (**EXHIBIT E**). Eric Carlson talked about the differences in Section 1612 General difference from the IBC 1612 General is substantial damage to buildings and foundations. Chairman Crowley spoke about not having a definition of substantial repair of a foundation. Eric Carlson believes it is defined in Chapter 2. Dave Mcartney asked to table this section. The Chairman agreed.
5. Next, the group moved to discuss IBC Appendix G Flood-Resistant Construction (**EXHIBIT F**). Joy Duperault offered a motion to recommend adopting the IBC 2021 Appendix G without amendments. Chairman Crowley asked her to table her motion until the group discussed the

provisions. Andrew Kollar asked why the 2015 IBC Appendix G was entirely replaced in the 9th edition. Eric Carlson talked about Appendix G in the IBC, and adopting it is optional. Adopting allows participation in the National Flood Insurance Program., though this is not the only option to conforming to the National Flood Insurance Program. A lot of the standards in Appendix G are typically in zoning for Massachusetts. Andrew Kollar asked if we adopt Appendix G, wouldn't that action create problems in municipalities. Eric Carlson explained that building officials in many municipalities enforce the building code and local zoning, and wetland regulations.

For this reason, in some situations, the appeal process might be unclear. Chairman Crowley talked about Chapter 1 in 780 CMR, and it includes language that directs the code users to stay in 780 CMR for all provisions in the building code. Next meeting June 17, 10 am to noon.

6. **Adjourn.** On a **MOTION** by Dave McCartney, seconded by Joy Duperault, it was unanimously **VOTED** by **ROLL CALL** to adjourn the meeting @ approximately 2:48 p.m. Lisa Engler and Jim Kennedy did not respond.

Exhibits

- A. Meeting agenda.
- B. Meeting minutes, April 15, 2021.
- C. Coastal A Zone BLENDED Findings_Lisa E_Anrew K 12-16-20_Working Draft_Joy D. Comments 12-18-2020 R. Haney 1-4-2021 J. Duperault 2-12-2021 G_3_10_2021 meeting_3-30-2021 k.
- D. IBC 2021 Ch. 1 Section 110 04-15-2021 Watermark.
- E. IBC 2021 Ch. 16 Section 1612 Flood Loads Watermark 04-15-2021.
- F. APPENDIX G Working Coastal 2021 IBC.