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Board of Building Regulations and Standards (BBRS)

COASTAL SUBGROUP MEETING

August 17, 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	0 present √ 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.

* Jim Kennedy arrived to the meeting late, his arrival time not noted.

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 John Bologna, 2nd by Katie Moniz, it was unanimous VOTE by ROLL CALL to approve the July 21, 2021 draft meeting minutes as amended with Eric Carlson's suggested change (**EXHIBIT B**). The discussion included Eric Carlson wanting to strike the reference to Section 6.2 allowing dry floodproofing in the 2nd to the last paragraph on page 2.
 2. **Review** Coastal A Zone BLENDED Findings_Final Draft 08_17_2021_B (**EXHIBIT C**). The group discussion started with an exception David Macartney provided under the Matters of Professional Opinion section in the recommendations portion of the blended document. John Bologna expressed support for the exception and the exception would allow designers to utilize ASCE 24 for purposes of the exception as it includes a pathway to utilize dry floodproofing for newly buildings designed under the Base Building Code. He believes this information should be brought to the attention of the BBRS. The Base Code has robust construction requirements and oversight requirements through the Control Construction, and ASCE 24 provides property



owners with an option. He supports recommending that the code allows for dry floodproofing techniques for commercial buildings located in Coastal A Zones when the nonresidential portions are above the BFE.

Lisa Berry spoke about the proposed exception appears to allow below grade parking. John Bologna talked about the code address below grade parking. Eric Carlson spoke about removing reference to Section 4.5.13 Stem Wall construction because that design is not the same as dry floodproofing. He also thinks that Section 6.2 allows nonresidential uses below the BFE and for this reason below grade parking is allowed. John Bologna talked about not objecting to clarifying language so that parking below the BFE not intended. Jamie Fay asked for clarification that the proposal applies to floors below the BFE, and John Bologna confirmed that it is.

Chairman Crowley recognized Jon Westcott from FEMA Building Sciences and Manny Perotin with CDM Smith, (Building Science experts that are contractors for FEMA) both talked about ASCE being referenced in the I-Codes for the last two code cycles, and it requires compliance with all of the ASCE 24 requirements. They talked about Floodproofing being a risky approach. If not constructed properly, buildings constructed below the ASCE standards can increase the time it takes for businesses to recover from flooding events. Also mentioned was that all building materials need to be tested and NFIP technical bulletin number three, and it requires that the utilities serving a building need to be located above the BFE.

Chairman Crowley asked the FEMA Building Sciences representatives if bringing the utilities to the building through a vault would result in more costly insurance premiums. Manny Perotin talked about flood insurance accounts for dry floodproofing techniques. Jon Westcott talked about an exception in the code that allows commercial buildings to be constructed in Coastal A Zone will have an impact on those properties insurance premiums.

Rebecca Haney spoke about FEMA's Hazard Mitigation Grant Program. The amount of funding provided to property owners depends on the building code used being seen by FEMA as sufficient. FEMA also relies on the Building Code Effectiveness Grading Schedule (BCEGS) grade given to each state by the Insurance Service Organization (ISO). Dan Walsh explained that ISO administers a voluntary program that considers the code adopted by the state and evaluates how communities enforce the regulations. The BCEGS system uses benchmarks that exceed the minimum requirements in the national codes adopted by the BRS. The building code is a minimum standard leaving building officials hamstrung to implement the BCEGS benchmark requirements.

The group discussed adopting the Coastal A Zone requirements and that the code does not have these requirements now. Some communities have adopted zoning that allows property owners to elect to design their projects with additional freeboard, contributing to receiving the credit from FEMA's Hazard Mitigation Grant Program.

Some talked about insurance has to be purchased privately, and insurance companies do a lot of research. Providing exceptions in the building code would impact insurance premiums. Some expressed concern that the exception offered during today's meeting weakens the code. Not everyone agreed, and some clarified that the proposed exception does not introduce an option to utilize substandard code requirements. Instead, the proposed exception has provisions to include into a building design so that structure withstands flooding and wave-action situations.

3. **Adjourn.** On a **MOTION** by, John Bologna, seconded by Dave McCartney, it was unanimously **VOTED** by **ROLL CALL** to adjourn the meeting @ approximately 12:00 p.m.

Exhibits

- A. Meeting agenda.
- B. Meeting minutes, July17, 2021 amended.
- C. Coastal A Zone BLENDED Findings_Final Draft 08_17_2021_B.