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Board of Building Regulations and Standards (BBRS)

COASTAL SUBGROUP MEETING

January 6, 2021 Meeting Minutes

1:00 p.m.

Via Teleconference

Roll Call:

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

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. **Roll call.** Chairman Crowley opened the meeting about 1:07 pm with roll call. Each Subgroup member noted as present above responded as to his or her in attendance.
 2. **Vote/Discuss Draft Meeting Minutes.** On a **MOTION** by Joy Duperault, 2nd by Andrew Kollar, it was unanimous vote to approve the December 16, 2020 draft meeting minutes (**EXHIBIT B**).
 3. **Discuss** Lisa Engler's Coastal Sub-group Suggested Findings document. Coastal A Zone BLENDED Findings_Lisa E_Anrew K 12-16-20_Working Draft_Joy D. Comments 12-18-2020 document was displayed (**EXHIBIT C**).

While the draft document displayed, Dan Walsh explained the changes offered during the December 16, 2020 meeting, and the group reviewed edits submitted by Rebecca Haney, Joy Duperault, and Dave Macartney. The group started with discussing the 1st paragraph below the preamble language that Rebecca Haney offered.



Joy Duperault explained the footnote she provided to item #4 under the findings portion of the document. She talked about capturing FEMA reimbursements to property owners must conform to the latest I-Codes.

Dave Macartney offered #10 under the findings portion. He explained it shows that the NFIP provides more money to residential property owners for losses than to commercial properties (concerning the comparison value of commercial to residential properties). \$500,000 for commercial property losses is not a lot of money in today's real estate market. It shows that residential and small commercial buildings benefit from the NFIP. Jamie Fay talked about this information illustrates that commercial property insurance is not a lot above residential.

Joy Duperault spoke about offering paragraph #8 under the findings portion and explained it provides communities additional benefits through the Community Rating System should the BBRS regulate Coastal A Zones.

The group then moved to the Storm and Flood Damage within Coastal A Zones portions of the draft report. The group generally liked the opening paragraph.

Rebecca Haney thinks the information in #3 is out of place. Joy Duperault agreed. Others in the group expressed the information is fact-based. Jamie Fay recalled some discussions about the information relevance because it references the Gulf Cost and shallow foundations, which aren't utilized in Massachusetts.

Lealdon Langley spoke about the information based on facts and suggested moving #3 to another portion of the draft report.

Rebecca Haney offered to research the type of foundations the information references and provide a redraft.

The group moved to #4, and some expressed interest in removing it because the information is not clear. Rebecca Haney spoke about some of the information relates to FEMA Publication 489; Hurricane Ivan MAT Report and offered to redraft.

The discussions moved to #5. Some in the group talked about the information based on data from the calendar year 2006, noting that the information predates the recession. Rebecca Haney offered FEMA has updated the information and would make the report available to everyone and offered to check to see if someone from FEMA will present the updated info. The group generally agreed that #5 would change.

Regarding #6, some expressed concern that the numbers had changed, but others disagreed. Jamie identified that the information shows savings for FEMA. Joy Duperault spoke about the approach as a concept (for every \$1 spent, it brings an \$11 savings). However, Jamie Fay disagreed because of it money that FEMA is spending. Joy Duperault offered to provide some clarifying language.

The group agreed with #7. Joy offered to confirm the numbers have not changed.

The group moved to the Design Considerations portion of the report. Andrew Kollar explained he offered this information for the group to consider, and the information provides construction impacts. He explained the resources available incorporate more data on residential structures than on commercial structures.

Jamie Fay expressed concern about the relevance of the information. Chairman Crowley asked that everyone provide his or her opinion to Dan Walsh before the next meeting.

4. **Adjourn.** On a **MOTION** by Joy Duperault, seconded by Andrew Kollar, it was unanimous to adjourn about 3:10 pm. Roll call, Richard Crowley, Lealdon Langley, Rebecca Haney, Joy Duperault, Eric Carlson, David Macartney, Andrew Kollar, and Jamie Fay all responded in the affirmative. Lisa Engler and Katie Moniz left the meeting prior to the motion. The group discussed meeting next on January 6, 2021.

Exhibits

- A. Meeting agenda.
- B. Meeting minutes, December 16, 2020.
- C. Coastal A Zone BLENDED Findings_Lisa E_Anrew K 12-16-20_Working Draft_Joy D. Comments 12-18-2020.