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Board of Building Regulations and Standards (BBRS)

COASTALSUBGROUP MEETING

June 25, 2019 Meeting Minutes

1:00 p.m.

1000 Washington Street Room 1G Boston MA 02118

Roll Call:

BBRS Richard Crowley, Group Chair	√ present 0 absent	DOER Ian Finlayson	√ present 0 absent
CZM Lisa Berry Engler	√ present 0 absent	PJM David Macartney	√ present 0 absent
CZM Rebecca Haney	√ present 0 absent	Durand Steve Mague	0 present √ absent
DCR Joy Duperault	0 present √ absent	NE Development William O'Brien	√ present 0 absent
DCR Eric Carlson	√ present 0 absent	AIA Andrew Kollar	0 present √ absent
DEP Lealdon Langley	√ present 0 absent	SEMBOA Mike Clancy	√ present 0 absent
Construction Rep.	0 present √ absent	NAIOP Katie T. Moniz	√ present 0 absent
FEMA Coastal Engineer John Grace	0 present √ absent	NAIOP Jamie M. Fay	√ present 0 absent
HBRA John Bologna	√ present 0 absent	ISD Jim Kennedy	√ present 0 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. Chairman Crowley opened the meeting with roll call and had each study member introduce themselves and state the group they represent. Chairman Crowley indicated the group makeup will include a Boston ISD representative. Jim Kennedy represented Boston ISD for today's meeting.
 2. Chairman Crowley explained the subgroup objective will include discussing the new FEMA maps include 30 square miles of land which can impact development as stake holders were not part of that effort. He indicated the BBRS postponed adopting all floodplain requirements because the update FEMA maps were not available.
 3. Eric Carlson explained the FEMA maps and the 30 miles which the Chairman mentioned earlier. Mr. Carlson explained the different characteristics between the Coastal A Zone and the Coastal B Zone. He also explained FEMA created the maps and did wait for local approval. Lealdon Langley also spoke about the maps and FEMA did not have detail guidance. Since the original publication, a consultant was hired, and a fix submitted to FEMA with new maps published in 2017. Eric Carlson said the recent maps are available online. John Bologna explained flood insurance risk maps discern flood hazards, include guidelines which include performance



standards. In order for a community to receive insurance, it must adopt flood zone standards which many communities put in their zoning by-law. He also explained ASCE 24 developed by civil engineers provides performance standards for developments in flood zones. Lealdon Langley pointed out the 8th edition I-Codes include Coastal A Zone criterion which weren't adopted. Jamie Fay asked what the issues this group is trying to resolve are. Eric Carlson said he has seen structure damage in the B zone which look like A zone damage. David Mcartney is concerned the data he has seen is not specific and not easily understood. He is concerned existing standards may have not been applied exclusively and concerned Mass. may go too far for commercial properties. Lealdon suggests someone from ICC be invited to a future subgroup meeting.

4. Chairman Crowley asked for feedback about Coastal A Zone. David Mcartney spoke to several building inspectors but did not get a lot of data although some indicated the current standards applied to buildings with stood flooding events. Ian Finlayson suggested DOER may not need a seat on this subgroup. Lealdon Langley explained mass wetland resources area requirements are a DEP consideration and the subgroups interest should not damage wetland areas. She explained DEP has authority which impact ground floor uses. Mike Clancy indicate the maps are better today than years past. Jim Kennedy expressed enforceable regulations are key to compliance and identifying formulas which might apply to existing buildings needs careful consideration. Lealdon Langley said the building code has formulas to apply and these not specific to Coastal A. John Bologna thinks the subgroup should define its objectives and not offer conflicting language. Eric Carlson said ASCE 24 is the standard in the building code. John Bologna expressed concern the FEMA maps have issues. Lealdon Langley and Rebecca Haney agreed. Eric Carlson explained cost-based improvement is define by FEMA and he urges the group to stay with this methodology. He believes the Mass. building code must include the minimum FEMA standards. Lisa Engler thinks the subgroup should outline its objective and this should include how to strengthen the building code to in a way which will minimize damage from flooding events and data is available. Chairman Crowley said would speak to the BBRS chair about the subgroup's objective. Ian Finlayson urges conforming to minimum FEMA standards, so folks qualify for national flood insurance. Lisa Engler thinks the subgroup should consider FEMA standards and consider impacts with historic structures and ADA compliance. Jamie Fay is looking for consensus on issues. Chairman Crowley asked for folks to come to the next meeting with recommendations for the BBRS.
5. Next meeting July 24th at 12pm.
6. Motion to adjourn by Ian Finalayson, seconded by Jamie Fay. Unanimous.

Lisa Englar's edits emailed 8/15/2019

- In item two, it states that the Chairman Crowley indicated that the BBRS postponed adopting all floodplain requirements because the updated FEMA maps were not available. I believe he indicated it was the Coastal A Zone requirements that were postponed.
- In item #4, Lealdon Langley was referred to as "she" at the beginning of the 4th sentence. Please change to 'he'.

Exhibits

- A. Meeting agenda.
- B. June 25, 2019 Draft Meeting Minutes.