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Board of Building Regulations and Standards (BBRS)

COASTAL SUBGROUP MEETING

July 24, 2019 Meeting Minutes

12:00 p.m.

1000 Washington Street Room 1D Boston MA 02118

Roll Call:

BBRS Richard Crowley, Group Chair	✓ present 0 absent	DOER Ian Finlayson	present ✓ 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	✓ present absent	NE Development William O'Brien	present ✓ absent
DCR Eric Carlson	✓ present 0 absent	AIA Andrew Kollar	0 present ✓ absent
DEP Lealdon Langley	0 present ✓ absent	SEMBOA Mike Clancy	present ✓ 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 ✓ 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 about 12:20 pm with roll call. He changed the Lealdon Langley representing DEP seat to a DEP seat no longer including an individual name. For today's meeting David Bragg will be the DEP representative. Lisa Engler spoke about John Grace and Ian Finlayson will no longer participate on this subgroup and she had emailed Dan Walsh two names to backfill these positions. Chairman Crowley described his intent to allow everyone attending to provide input.
 2. Joy Duperault clarified the FEMA regulations have not changed but the maps have. Chairman Crowley explained he is looking to help the public understand the new FEMA maps. He would like this group to develop questions and answers which clarify confusion related to the new FEMA maps and from this effort progress to identifying recommendations intended for the BBRS. Rebecca Haney explained the ICC language was offered to the BBRS but not adopted. Jamie Fay expressed the updated FEMA maps weren't available at the time that the BBRS considered the ICC language. Dave Macartney thinks the FEMA maps and the code language should be looked at together. He offered to speak with Dottie Harris about arranging for an ICC



subject matter expert to attend next month's meeting. Rebecca Haney indicated she is arranging for a FEMA representative to attend next month's meeting. Lisa Engler pointed out that Barbara Landau, an attorney with development experience is here today.

Rebecca Haney showed the group the online FEMA maps and described the different zones and spoke about the different designations illustrated on the maps. She explained the V Zone includes areas subject to 3 foot or higher waves and that FEMA did not include on the maps, flood zones less than 80 feet in width. She also explained FEMA's experts believe buildings built to the A Zone standards have been subject to secondary damage. Rebecca Haney expressed the BBRS did not adopt the Coastal A Zone in 2016 because of technical issues with the maps, and this contributed to Massachusetts hiring a consultant to fix the issues. FEMA accepted the results of this work and provided notice to the public about the adjusted maps. Jamie Fay suggested FEMA providing notice about modifying the maps is not widely known. Tamara Small explained that someone from CZM gave a different understanding about the adjusted FEMA maps and asked when the City of Boston designation on the FEMA maps changed to the A Zone? Rebecca Haney explained the City of Boston hired a subject matter expert to remap their area, and FEMA accepted the results of this work. Rebecca Haney acknowledged some breakdowns about communications regarding the maps changing. Lisa Engler thinks this point in today's discussion is an excellent time to view the online maps so the group can observe the online mapping system details. Rebecca Haney demonstrated the online mapping system. Jamie Fay asked if Rebecca can email the maps viewed today and Rebecca Haney said she would. Molly Kaput from FEMA Region 1 explained requirements in the National Flood Insurance Program (NFIP). Tamara Small asked if individual property owners can appeal the FEMA delineations. Molly Kaput said anyone could provide technical information to FEMA for consideration. She also noted that participating in the NFIP is voluntary and that the building code mostly conforms to NFIP and the lacking requirements are offered through individual community zoning codes. Molly Kaput said any community which adopts requirements not conforming to the NFIP, do not enjoy the benefits provided through the NFIP program. She went on to suggest the BBRS, not including the NFIP requirements in the building code will leave individual communities to adopt building code like language. Joy Duperault noted communities are prevented from adopting building code requirements in Massachusetts, and the BBRS not adopting the NFIP requirements force property owners out of the NFIP. The BBRS not adopting NFIP requirements would negatively impact property owner insurance policies, mortgages, and make the grants offered through the NFIP program unattainable. Jamie Fay asked if the 9th edition building code conforms to the NFIP requirements. Joy Duperault believes it does. Jim Kennedy asked if the 50% cost threshold in the current building code might be more enforceable if a work area method were used. Jamie Fay asked if FEMA has a variance process. Molly Kaput indicated that FEMA lacks variance procedures but, conforming to the NFIP impacts community ratings which result in 5-15% savings on property insurance premiums. Chairman Crowley thanked Molly Kaput and indicated she would work with Dave Macartney to coordinate having representatives from FEMA and ICC attend the next Coastal Subgroups meeting.

3. Lisa Engler asked if the next Coastal Subgroup meeting agenda could include a discussion about membership. Chairman Crowley indicated he would hold off from removing Steve Durand.

4. Nothing discussed.
5. Chairman Crowley adjourned the meeting and indicated the next meeting will be August 21, 2019.

Exhibits

- A. Meeting agenda.
- B. June 25, 2019 Draft Meeting Minutes.
- C. July 24, 2019 Draft Meeting Minutes