



CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY OF HOUSING AND
ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety and Inspections
1000 Washington Street • Boston • Massachusetts • 02118

EDWARD A. PALLESCHI
UNDERSECRETARY OF CONSUMER
AFFAIRS AND BUSINESS
REGULATION

DIANE M. SYMONDS
COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

Board of Building Regulations and Standards (BBRS)

COASTAL SUBGROUP MEETING

September 18, 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	0 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	0 present ✓ absent
DCR Eric Carlson	✓ present 0 absent	AIA Andrew Kollar	0 present ✓ absent
DEP No Specific Name*	✓ present 0 absent	SEMBOA Mike Clancy	0 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 0 absent	ISD Jim Kennedy	✓ present 0 absent

** Leadon Langley participated as the representative for DEP.*

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 12:20 pm with roll call. Leadon Langley expressed concern that the agenda DEP with no specific name and he will be the only DEP representative to this subgroup. Chairman Crowley explained that during the July meeting, told the intent by removing specific names allows some entities to send different people to different meetings. Mr. Langley said he would be the only DEP representative to this group. Chairman Crowley asked that staff reinstate Leadon Langley as the DEP representative.
 2. **Meeting Minutes Review\Vote** approval of Coastal Subgroup draft meeting minutes from June 25th and July 24th. The chairman decided to table the minutes both pending edits from one several representatives.
 3. **Review and Discuss** information presented by Kim Paarlberg and Dorothy Mazarella on the ICC and Code development process and John Grace from FEMA Coastal A Zone. Dorothy Mazarella gave the group and the audience a document that illustrated the I-Code development cycle and explained it is a governmental consensus process, and it allows everyone to



participate. The process allows on-line voting, which has participation expanding in each code cycle. Ms. Mazarella further explained that each State amends the I-Codes because each has unique regulatory processes. The process allows jurisdictions to consider the cost impacts with each code requirement. Also, ICC code committees have members from all over the country that give the code development process broad perspectives. After the committees finish, all proposals are available for public comment. Kim Paarlberg, a registered architect and a structural engineer and sits on the ASCE 24 Standards committee and has worked on many disaster-related code provisions and is a FEMA liaison to the ICC and makes sure everything in the code works together. Ms. Paarlberg indicated for every dollar spent on meeting code requirements saves 11 dollars related to recovery efforts. Chairman Crowley asked how ASCE 24 gets into the code. Ms. Paarlberg said it is in chapter 1 and that ASCE 7 was a big discussion during the last code cycle because of some changes to it. Ms. Paarlberg said the building code tells the user when to use requirements, and standards provide how to use. John Bologna expressed confusion around which versions of the standards apply. Ms. Paarlberg pointed out Chapter 35 includes the version year for each standard provided. John Bologna expressed concern about updating standards I expensive and asked that Ms. Paarlberg follow-up with which version of ASCE 24 will include the 2021 I-Code reference. John Grace is a civil engineer with FEMA Region 1 reviewed spoke about a Coastal A Map and explained these areas subject to 1.5' to 3' waves pushed into coves. Case studies re different. Some communities have better data than FEMA, and o some communities have complied and submitted their data, and FEMA has accepted. Dave Macartney explained the difficulty in using cost to determine of Substantially Improved requirements. He asked if FEMA standards can accept other methodologies such as a square foot. John Grace indicated he has never seen. Chairman Crowley asked if the State not adopting the Limit Moderate Wave Action would impact property insurance. John Grace believes elevating the building will provide the owner with a better insurance rate. Jamie Fay asked why FEMA hasn't adopted coastal A-Zone, and John Grace thinks it might overwhelm folks, and elevating the building is a better result. David Macartney asked whether the FEAM data collected after an event consider when the structure built. John Grace showed several damaged structures in the A Zone. Jamie Fay noted none of these are commercial structures, and all appear to be lightweight wood structures. He suggested steel structures withstand flooding events. John Grace thinks commercial structures can mitigate potential flooding by dry proofing the structure. Leadon Langley asked John Grace if he knows whether jurisdictions require steel and concrete buildings. John Grace said he does not. Andrew Kollar asked John Grace if he knew whether architects and engineers design according to the V Zone and A-Zone standards. John Grace talked about FEMA grants for people to elevate their structure (100,000 to 200,000), and FEMA makes it up. The Town is the grantee of the grant. John Bologna questioned the grants might be a thing of the past. Rebecca Haney spoke about property owners receiving a grant must build to the standards. John Grace indicated FEMA does not publish standards but requires folks to follow local codes. Andrew Koller noted that AIA amended their bylaws to take more responsibilities, so that structure design has it withstanding natural disasters. John Grace indicated FEMA recommends building to the V Zone standards if the water is seen from the property (property in the A Zone but can see the V Zone). FEMA does not write code but does work with the ICC. Leadon Langley asked if FEMA has performed loss cost analysis related to the March 2018 storms, which included flooding. John Grace said he

would check. Rebecca Haney wondered about possible differences between lightweight wood structures and structures constructed using concrete. Dorothy Mazzeella said the IBC and the IRC have differences that consider the type of material used. John Bologna asked whether any of the structures shown by John Grace were built to the A-Zone standards. Leadon Langley spoke about post-event assessments, and the economic impact goes beyond the structure. Jim Kennedy asked about best practices and how does building a more conservative effect on the insurance rate. John Grace believes building more conservative has a positive effect on a flood insurance rate. Chairman Crowley explained the BRS code adoption process, and the board is required to consider the cost. Eric Carlson thinks people can maintain their structure without hitting the 50% value threshold. David Macartney talked about using cost for triggering flood plain construction requirements is subjective, and using square foot would be less subjective. For example, people's labor costs are different. Jamie Fay asked if Rebecca Haney could put the structures on her Coastal A Map. Rebecca Haney said she would investigate. 91.

4. **Adjourn.** On a **MOTION** by Dave Macartney, seconded by Andrew Kollar it was unanimously with the next meeting October 17, 2019.

Exhibits

A. Meeting agenda.