

Matrix of Massachusetts State Building Code Construction Requirements in Coastal Wetland Resource Areas

Proposed Activity and Building Permit Request

Location of Activity

| | New Structure | Lateral Expansion that is not a Substantial Improvement | Substantial Improvement that Consists Solely of a Lateral Expansion | New Foundation, Replacement or Substantial Repair of Existing Foundation | Repair of Substantially Damaged Structure | Other Substantial Improvement |
|---|---|---|---|---|---|--|
| Within an 'A' ZONE and NOT a COASTAL DUNE | ENTIRE STRUCTURE: Lowest floor at or above Base Flood Elevation. | No elevation requirement under the State Building Code. | LATERAL EXPANSION: Lowest floor at or above Base Flood Elevation. | ENTIRE STRUCTURE: Lowest floor at or above Base Flood Elevation. | ENTIRE STRUCTURE: Lowest floor at or above Base Flood Elevation. | ENTIRE STRUCTURE: Lowest floor at or above Base Flood Elevation. |
| | NO CHANGE | NO CHANGE | NO CHANGE (LANGUAGE CLARIFICATION) | NO CHANGE | NO CHANGE | NO CHANGE |
| | | | | | | |
| Within an 'A' ZONE and a COASTAL DUNE | ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*). Lowest floor is at or above Base Flood Elevation and subject to elevation requirements of Order of Conditions. | LATERAL EXPANSION: Elevated on OPEN PILINGS without footings (see exceptions*) and subject to elevation requirements of Order of Conditions. | LATERAL EXPANSION: Elevated on OPEN PILINGS without footings (see exceptions*). Lowest floor is at or above Base Flood Elevation and subject to elevation requirements of Order of Conditions. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*). Lowest floor is at or above Base Flood Elevation and subject to elevation requirements of Order of Conditions. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*). Lowest floor is at or above Base Flood Elevation and subject to elevation requirements of Order of Conditions. | ENTIRE STRUCTURE: Lowest floor at or above Base Flood Elevation. |
| | | | | | | NO CHANGE |
| | | | | | | |
| Within a 'V' ZONE and NOT a COASTAL DUNE | ENTIRE STRUCTURE: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation. | LATERAL EXPANSION: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation. |
| Within a 'V' ZONE and a COASTAL DUNE ** | ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*). Bottom of lowest horizontal structural member at least: a) 2' above Base Flood Elevation, and b) subject to elevation requirements of Order of Conditions. | LATERAL EXPANSION: Elevated on OPEN PILINGS without footings (see exceptions*). Bottom of lowest horizontal structural member at least: a) 2' above Base Flood Elevation and b) subject to elevation requirements of Order of Conditions. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*). Bottom of lowest horizontal structural member at least: a) 2' above Base Flood Elevation, and b) subject to elevation requirements of Order of Conditions. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*). Bottom of lowest horizontal structural member at least: a) 2' above Base Flood Elevation, and b) subject to elevation requirements of Order of Conditions. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*). Bottom of lowest horizontal structural member at least: a) 2' above Base Flood Elevation, and b) subject to elevation requirements of Order of Conditions. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation. |
| Within a COASTAL DUNE and NOT an 'A' ZONE OR a 'V' ZONE | ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*) and subject to elevation requirements of Order of Conditions. | LATERAL EXPANSION: Elevated on OPEN PILINGS without footings (see exceptions*) and subject to elevation requirements of Order of Conditions. | LATERAL EXPANSION: Elevated on OPEN PILINGS without footings (see exceptions*) and subject to elevation requirements of Order of Conditions. | ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*) and subject to elevation requirements of Order of Conditions. | If substantial damage occurs as a result of flooding or storms, ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*) and subject to elevation requirements of Order of Conditions. | No elevation requirement under the State Building Code |
| | | | | | | NO CHANGE |
| | | | | | | |

Building Code Requirement

NOTE: Same color squares designate the same building code requirement either for the entire structure or the lateral extension as appropriate.

** There are some cases where proposed construction cannot meet the performance standards for a coastal dune determined to be significant to storm damage prevention, flood control, or the protection of wildlife habitat under the Wetlands Protection Act .

* Exceptions
Coastal Dunes: 780 CMR 120.G801.3 - Foundation Types in a Coastal Dune
A Zone: 780 CMR 120.G501.1 - Construction in Flood Hazard Zones (A Zones)
A Zone: 780 CMR 120.G501.2 - Elevation in a Flood Hazard Zone
V Zone: No Exceptions



Published by Massachusetts Department of Environmental Protection
May, 2008