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

## **Proposed Activity and Building Permit Request**

|   | New Structure   | Lateral Expansion that is not a<br>Substantial Improvement   | Substantial Improvement that<br>Consists Solely of a<br>Lateral Expansion   | or Substantial Repair of<br>Existing Foundation   | Repair of Substantially Damaged Structure   | ·  |
|---|---|--|---|---|---|--|
|   | or above Base Flood Elevation.  |  | <b>LATERAL EXPANSION:</b> Lowest floor at or above Base Flood Elevation.  |   |   | ENTIRE STRUCTURE: Lowest floor at or above Base Flood Elevation.   |
|   | NO CHANGE   | NO CHANGE  | NO CHANGE<br>(LANGUAGE CLARIFICATION)   | NO CHANGE   | NO CHANGE   | NO CHANGE  |
| ZONE and a  |   | on OPEN PILINGS without footings (see<br>exceptions*) and subject to elevation<br>requirements of Order of Conditions.   | on OPEN PILINGS without footings (see<br>exceptions*). Lowest floor is at or above<br>Base Flood Elevation and subject to | 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 <u>NOT</u> a COASTAL DUNE                     | structural member at least 2' above   | Elevated on OPEN PILINGS or<br>COLUMNS. Bottom of lowest horizontal<br>structural member at least 2' above   | structural member at least 2' above   | ENTIRE STRUCTURE: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation.  | structural member at least 2' above   | ENTIRE STRUCTURE: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation. |
| ZONE and a  | 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. | 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 | footings (see exceptions*). Bottom of   | 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<br>COASTAL DUNE<br>and NOT an 'A'<br>ZONE OR a 'V'<br>ZONE | ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*) and subject to elevation requirements of Order of Conditions.   |  | OPEN PILINGS without footings (see  | 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  |

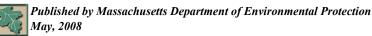
NOTE: Same color squares designate the same building code requirement either for the entire structure or the lateral extension as appropriate.

\* 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



<sup>\*\*</sup> 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.