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

### Proposed Activity and Building Permit Request

<table>
<thead>
<tr>
<th>Location of Activity</th>
<th>New Structure</th>
<th>Lateral Expansion that is not a Substantial Improvement</th>
<th>Substantial Improvement that Consists Solely of a Lateral Expansion</th>
<th>New Foundation, Replacement or Substantial Repair of Existing Foundation</th>
<th>Repair of Substantially Damaged Structure</th>
<th>Other Substantial Improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Within an 'A' ZONE and NOT a COASTAL DUNE</strong></td>
<td>ENTIRE STRUCTURE: Lowest floor at or above Base Flood Elevation.</td>
<td>No elevation requirement under the State Building Code.</td>
<td>LATERAL EXPANSION: Lowest floor at or above Base Flood Elevation.</td>
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<td><strong>Within an 'A' ZONE and a COASTAL DUNE</strong></td>
<td>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.</td>
<td>LATERAL EXPANSION: Elevated on OPEN PILINGS without footings (see exceptions*) and subject to elevation requirements of Order of Conditions.</td>
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<td><strong>Within a 'V' ZONE and NOT a COASTAL DUNE</strong></td>
<td>ENTIRE STRUCTURE: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation.</td>
<td>LATERAL EXPANSION: Elevated on OPEN PILINGS or COLUMNS. Bottom of lowest horizontal structural member at least 2' above Base Flood Elevation.</td>
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<td><strong>Within a COASTAL DUNE and NOT an 'A' ZONE OR a 'V' ZONE</strong></td>
<td>ENTIRE STRUCTURE: Elevated on OPEN PILINGS without footings (see exceptions*) and subject to elevation requirements of Order of Conditions.</td>
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**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 120.0801.3 - Foundation Types in a Coastal Dune
  - A Zone: 780 CMR 120.0801.1 - Construction in Flood Hazard Zones (A Zones)
  - V Zone: No Exceptions

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