

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 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
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 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.
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 requirements under 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.

** 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



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