

BUILDING AND NATURAL RESOURCE REGULATIONS IN THE FLOODPLAIN

Many projects in a flood zone will require a permit from the Building Department or the Conservation Commission, or both. If you see unpermitted activity, contact the Town.

BUILDINGS

Building Department: The Building Department enforces state and local regulations that protect the public by requiring safe construction. The Town of Hull has additional requirements to ensure maximum flood protection in the 100-year floodplain.

The Building Department also enforces the federal “substantial improvement” requirement. Floodplain building additions, improvements and repairs that equal or exceed 50% of the value of the existing building must meet the same requirements as new buildings. Substantially improved or substantially damaged residential building must be elevated to or above the base flood elevation.

Before undertaking any construction projects on your property, contact the Building Department at 781-925-1330 to find out what permits you will need.

NATURAL RESOURCES

Conservation Commission: The Conservation Commission enforces the state Wetlands Protection Act.

Our coastal banks, dunes, beaches, salt marshes, and other wetland areas, serve an important flood protection function. They protect our homes by absorbing much of the brunt of coastal storms. Even unpaved yards and driveways protect against storm damage by slowing the velocity of flooding and allowing floodwaters to enter the ground.

The Wetlands Protection Act (WPA) protects these natural resources. **The WPA applies to all properties in the 100-year floodplain.** If you are considering work on your property that will require any digging, filling, grading or otherwise disturbing of the ground, contact the Conservation Department first, at 781-925-8102, to determine if you will need a permit.