

Sea level rise & The Coastal Sand Dune Rules



2 foot rise in sea level over the next 100 years

- Based on best available data at time of last Rulemaking (effective June 8, 2006)
- Decrease of 1 foot from Rules in effect in 1996
- Becomes a factor for reconstruction projects, additions (including vertical additions) and new buildings in frontal dunes (including V-zones) and unstable back dunes (erosion hazard areas)

Section 6G: Sand and Water Movement

- “To allow for the movement of sand and water and future shoreline changes, all buildings modified or reconstructed pursuant to Sections 6(B)(4), 6(D), 6(E) or 6(F) and all new buildings constructed pursuant to Sections 6(B)(5), 7(C) or 9(A), except for detached buildings that are used as storage sheds, public bathhouses and garages,

- must have the lowest portion of the structural members of the lowest floor constructed on a post or pile foundation, and be elevated either 1) on undeveloped lots, three feet above the highest existing elevation, within the buildings footprint; or on developed lots, the highest natural elevation measured 5 feet from the corners of the existing building foundation; or 2) the elevation required in the local municipal floodplain ordinance, whichever elevation is higher when choosing between 1 and 2 above. The post or piling foundation may be enclosed with lattice work or other similar material through which water, wind and sand can easily move.”

Examples of acceptable foundations:







- Coverings on foundations must allow movement of water, wind and sand.
- To meet this requirement DEP allows a latticework with 4 inch square openings or vertical slats, provided that the opening is twice the width of the slat



Cobble fences in PBR

- DEP made changes to PBR that will allow the construction of winter cobble-trapping fences with permanent anchors in frontal dunes
- Legislature determined that changes to PBR are major substantive and they will have to go before the Legislature next winter before becoming effective. Expect an effective date of September 2010.

Questions?

➤ Copies of Coastal Sand Dune Rules =
<http://www.maine.gov/sos/cec/rules/06/096/096c355.doc>

➤ Proposed PBR Changes =
http://www.maine.gov/dep/blwq/rules/NRPA/2009/305/305_amends_ms_posting.pdf

➤ DEP Southern Maine Regional Office
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