

# Maine Uniform Building and Energy Code (MUBEC)

On July 1, 2012, the Maine Legislature imposed the Maine Uniform Building and Energy Code (MUBEC) on all Towns over 4,000 in population, including Farmington. As of this date, all residential and commercial building construction done within Town limits must meet applicable sections of this Code.

To certify compliance with MUBEC, the owners of all such projects must retain the services of a State-certified Third-Party Inspector (TPI). The Town of Farmington cannot issue Certificates of Occupancy under 25 M.R.S. §2357-A for any completed MUBEC-applicable residential or commercial project that has not furnished documentation of TPI confirmation of MUBEC compliance to the Code Office.

The Town maintains a reference list of TPIs, at the Code Office in the Municipal Building at 153 Farmington Falls Road, Farmington, Maine (207-778-5874). The Town's Code Enforcement Officer can assist in determining whether MUBEC applies to a project or not. The TPI list may also be found at: [www.maine.gov/spo/ceo/documents/TPI\\_list.pdf](http://www.maine.gov/spo/ceo/documents/TPI_list.pdf).

Most building supply businesses, contractors, architects, and engineers are knowledgeable in MUBEC, and property owners undertaking building construction should require MUBEC-compliant materials and designs when specifying projects. Many contractors, architects, and engineers are also certified as MUBEC TPIs.

Questions regarding MUBEC should be directed towards Richard McCarthy at 207-626-3886 (Fax: 207-287-6251) or [richard.mccarthy@maine.gov](mailto:richard.mccarthy@maine.gov). There are certain exemptions from MUBEC, such as log homes and experimental buildings. Without required MUBEC-certification, it may be difficult to obtain financing and insurance.

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MUBEC consists of the following mandatory codes: the 2009 International Residential Code (IRC), the 2009 International Building Code (IBC), the 2009 International Existing Building Code (IEBC), and the 2009 International Energy Conservation Code (IECC).

These MUBEC chapters have been newly updated as of January 2015: Chapter 1 - Administration, Chapter 2 - Third Party Inspectors, Chapter 3 - IBC (2009) International Building Code, Chapter 4 - IEBC (2009) International Existing Building Code, Chapter 5 - IRC (2009) International Residential Building Code, Chapter 6 - IECC (2009) International Energy Conservation Code.

The following standards are also adopted as part of MUBEC, but are not mandatory and are only guidelines: American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 62.1 - 2007 (Ventilation for Acceptable Indoor Air Quality), 62.2 - 2007 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings), and 90.1 - 2007 (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda; E-1465-2006, Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings.

The State Technical Codes and Standards Board is currently working on the adoption of the 2015 IRC, IEBC, IBC and IECC as well as the 2013 versions of ASHRAE 62.1, 62.2 90.1 and Radon Standard 1465-08A, and anticipates having these adopted and in place by July 2016.