

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 this Code. As of September 19, 2019, the Legislature expanded MUBEC to be applicable throughout all towns in Maine.

To certify compliance with MUBEC, the owners of all residential and commercial building construction projects, and/or their designated contractors, agents, vendors, or consultants, must retain the services of a State-certified Third-Party Inspector (TPI). The Town of Farmington will only issue Certificates of Occupancy under 25 M.R.S. §2357-A for completed MUBEC-applicable residential or commercial projects that have 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: https://www.maine.gov/decd/sites/maine.gov/decd/files/inline-files/TPI_list_0.pdf There are certain exemptions from MUBEC, such as mass timber (log homes), earth berm construction, and experimental buildings (straw bale, etc.).

Building supply businesses, contractors, architects, and engineers are generally knowledgeable in MUBEC, and property owners undertaking building construction, or their designated contractors, agents, vendors, or consultants, must require MUBEC-compliant materials and designs when specifying projects. Many contractors, architects, and engineers are also certified as MUBEC TPIs.

MUBEC consists of the following codes:

- the 2015 International Residential Code (IRC);
- the 2015 International Building Code (IBC);
- the 2015 International Existing Building Code (IEBC);
- the 2009 International Energy Conservation Code (IECC);
- the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Code at 62.1 - 2013 (Ventilation for Acceptable Indoor Air Quality);
- the ASHRAE Code at 62.2 - 2013 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings);
- the ASHRAE Code at 90.1 - 2013 (Energy Standard for Buildings except Low-Rise Residential Buildings); and
- the American Society for Testing & Materials (ASTM) Code at E-1465-08, (Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings).

The owners of all residential and commercial building construction projects, and/or their designated contractors, agents, vendors, or consultants, must also comply with (including, but limited to) the State Plumbing Code, the National Electrical Code (NEC – NFPA 70), the International Mechanical Code, NFPA 101 (Life Safety), NFPA 54, 55, 56, 58 (Propane), 25 M.R.S. §§2452 & 2465 (chimneys, vents, fireplaces, solid-fuel burning appliances), and 32 M.R.S. §18101 et. seq. (Maine Fuel Board Laws & Rules), and all other laws, rules, regulations, and standards applicable in the State of Maine.