

Chapter 4: MAINE UNIFORM BUILDING AND ENERGY CODE - EXISTING BUILDING CODE

SUMMARY: This chapter establishes the Existing Building code component of the Maine Uniform Building and Energy Code (“MUBEC”). The provisions of this chapter are based on a nationally recognized model building code published by the International Code Council, Inc., and is made part of the MUBEC through incorporation by reference.

SECTION 1. PURPOSE AND SCOPE

All building construction within the State of Maine shall be governed by the MUBEC. The MUBEC is adopted by the Technical Building Codes and Standards Board pursuant to Title 10 M.R.S. Chapter 1103. The primary objective of the Board is to establish a uniform building codes throughout the State of Maine.

This chapter sets forth the standards for the repair, alteration, change of occupancy, addition and relocation of all existing buildings.

EFFECTIVE DATE: The effective date of this Chapter is 90 days after approval by the Commissioner of the Department of Public Safety.

SECTION 2. AUTHORITY

The authority for this Chapter is Title 10 M.R.S. §9721, *et seq.*, which provides that the Maine Technical Building Codes and Standards Board shall promulgate rules which adopt, amend, and maintain the Maine Uniform Building and Energy Code.

SECTION 3. DEFINITIONS

1. **IEBC.** “IEBC” means the 2021 International Existing Building code, published by the International Code Council, Inc.
2. **MUBEC.** “MUBEC” means the Maine Uniform Building and Energy Code adopted pursuant to Title 10 M.R.S. §9721, *et seq.*
3. **Technical Building Codes and Standards Board.** “Technical Building Codes and Standards Board” means the board established pursuant to Title 5 M.R.S. §12004-G, subsection 5-A and Title 10 M.R.S. §9722.

SECTION 4: INCORPORATION BY REFERENCE

1. Chapters 1 – 16 and Appendices A, B, and C of the 2021 International Existing Building Code, published by the International Code Council, Inc., are hereby adopted and incorporated by reference.

SECTION 5. REVISIONS TO THE IEBC

The following additions, insertions, deletions, and other changes are hereby made to the 2021 International Existing Building Code:

1. Generally all sections

Delete “International Fire Code”; *and*
Insert “NFPA 1 and NFPA 101 as applicable; Fire code and standards adopted pursuant to Title 25 M.R.S. §§ 2452 and 2465” in its place.
2. Generally all sections

Delete “International Fuel Gas Code”; *and*
Insert “NFPA 54 Fuel Gas Code; Fire codes and standards adopted pursuant to Title 25 M.R.S. §§ 2452 and 2465” in its place.
3. Generally all sections

Delete “International Plumbing Code”; *and*
Insert “Maine State Plumbing Code” in its place.
4. Generally all sections

Delete “ICC 300”; *and*
Insert “NFPA 102 as adopted pursuant to Title 25 M.R.S. §§ 2452 and 2465” in its place.
5. Section 101.1

Delete [NAME OF JURISDICTION]; *and*
Insert “State of Maine” in its place.
6. Section 103

Delete Section 103 “Code Compliance Agency” in its entirety, without substitution.
7. Section 105.1

Insert (at the end of the paragraph), “where required by municipal ordinance.”
8. Section 105.2

Insert (at the end of the paragraph after “jurisdiction.” and before “Permits”): “Structures exempt from permits shall be located in compliance with zoning and floodplain regulations.”

9. Sections 112

Delete Section 112 “Means of Appeals” in its entirety, without substitution.

10. Section 702.7

Delete “International Plumbing Code”; ***and***

Insert “Maine State Plumbing Code, Maine State Fuel Gas and mechanical provisions” in its place.

11. Section 702.7.1

Delete “International Fuel Gas Code”; ***and***

Insert “NFPA 54 Fuel Gas Code; Fire codes and standards adopted pursuant to Title 25 M.R.S. §§ 2452 and 2465” in its place.

12. Section 807.1

Insert after International Mechanical Code “or applicable NFPA 96 and NFPA 54”

13. Section 1008.1

Insert (after “respective International Mechanical Code provisions”) “and applicable provisions of NFPA 96; Fire codes and standards adopted pursuant to Title 25 M.R.S. §§ 2452 and 2465”

14. Section 1301.3.2

Delete “International Fire Code and the International Property Maintenance Code.”; ***and***

Insert “NFPA 1 and NFPA 101; Fire codes and standards adopted pursuant to Title 25 M.R.S. §§ 2452 and 2465” in its place.

15. Section 1401 General

Delete “International Fire Code and the International Property Maintenance Code.”; ***and***

Insert “NFPA 1 and NFPA 101; Fire codes and standards adopted pursuant to Title 25 M.R.S. §§ 2452 and 2465” in its place.

STATUTORY AUTHORITY: Title 10 M.R.S. §9722, sub-§6

EFFECTIVE DATE:

October 11, 2010 – filing 2010-469

AMENDED:

January 23, 2018 – filing 2018-009

March 4, 2025 – filing 2025-045