



Department of Public Safety

Fire Marshal's Office News Release

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Updated Building Codes Taking Effect in Maine

Beginning April 7, updated codes apply to new residential and commercial construction, bringing energy savings while improving building health and safety

AUGUSTA, Maine – On Monday, April 7, 2025, updated building codes take effect in Maine, leading to energy savings while improving health and safety in new residential and commercial construction.

The Maine State Fire Marshal's Office, in partnership with the Governor's Energy Office and other state agencies, is sharing information about the updated codes to ensure that homeowners, code enforcement officers, builders, architects, design professionals, and others are aware of the changes. The updated Maine Uniform Building and Energy Code (MUBEC) applies to new construction and renovations of residential and commercial buildings in Maine. Under legislation passed in 2019, Maine is [required](#) to update the codes.

Municipalities with more than 4,000 residents are required to enforce the codes. Municipalities with populations of under 4,000 may choose to enforce the MUBEC.

The updated MUBEC will ensure that all buildings moving forward meet modern standards for structural integrity, energy efficiency, and indoor air quality.

“We are proud to support our code enforcement partners across the State with the implementation of a consistent set of modernized building codes,” **said State Building Official Greg Gilbert of the State Fire Marshal's Office.** “MUBEC establishes minimum design and construction requirements across communities, improving construction quality. Additionally, the new codes requirements will give smaller municipalities the

reassurance that their new building stock will be built to the same safety standards and construction practices across the state.”

“The updated codes will improve Maine’s building stock to be more safe, comfortable, and efficient, reducing our energy consumption and delivering significant cost savings,” **said Dan Burgess, Director of the Governor’s Energy Office.** “We are committed to making the transition as seamless as possible by providing essential training and tools in partnership with other state agencies to help builders learn and implement the new codes.”

“I’m glad to see the new codes taking effect, bringing with them lower heating and cooling bills for the building owners and tenants,” **said Michael Stoddard, Executive Director of the Efficiency Maine Trust.** “We expect these new buildings to be around for more than 100 years, so it’s important they are built to perform well today and for future generations of occupants.”

“The new code was developed over a thorough 18-month process with input from industry experts and stakeholders,” **said Randy Poulton, representing commercial builders on the MUBEC Board.** “MUBEC applies to almost all construction projects everywhere in Maine, so I encourage builders, designers, and code officials to take advantage of the education opportunities the State of Maine provides to learn as much as possible as these codes take effect. It’s also an opportunity to develop a channel for feedback as Maine continues to improve code implementation and industry engagement.”

“It’s good to see Maine adopting building codes that better align with current building science to improve our buildings’ energy efficiency and performance,” **said David Matero, Architect and MUBEC board member.** “These codes will better serve our state now and in the future with lower energy costs and healthier buildings. It’s important for our design and building trades to recognize the value of these improvements in our aging housing stock and the long-term benefits they bring.”

The biggest changes in the updated code are requirements for more insulation in floors and walls, and more options to meet energy efficiency standards, which can be achieved through various weatherization and energy measures.

The benefits of the updated codes include:

- **Greater Energy Efficiency:** Improved energy efficiency standards will reduce heating and cooling costs and promote clean energy. Annual utility bill savings are

estimated at \$978 per household in the first year, according to the U.S. Department of [Energy](#). For most of Maine, the savings from energy efficiency investments will pay off in under five years.

- **Safer Buildings:** Improved structural guidelines will help protect homes and businesses from natural disasters and wear over time.
- **Healthier Indoor Air Quality:** Better ventilation and radon protection measures will improve indoor environments.
- **Consistency Statewide:** A uniform code ensures fairness and clarity for builders, contractors, and homeowners.

As of April 7, 2025, MUBEC is updating from 2015 codes to the 2021 version of the codes for residential construction, and to the 2021 version for commercial construction. By law, Maine is required to stay no more than two editions behind the current codes. The MUBEC board voted to adopt the updated codes in 2024.

Additionally, municipalities may adopt a new optional “stretch code” that sets higher energy efficiency standards.

To support builders and code officials, the state is offering training through the State Fire Marshal’s Office. Visit the State Fire Marshal’s Office website to sign up for training opportunities and to explore a toolkit with informational materials:

<https://www.maine.gov/dps/fmo/building-codes>.

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