



MUBEC!

Recent Building Code Changes

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The Maine Uniform Building and Energy Code went into effect on December 1, 2010. That means that all previous building codes, in each and every Maine village, town, and city were dumped into a shredder. As of December 1, 2010, there is only one building code in Maine and it is statewide.

The Good:

MUBEC will simplify procedures and standards for people who operate in more than one town. This includes contractors, commercial realtors, construc-

tion lawyers, structural engineers, architects, elevator installers, fire systems engineers, and landscape companies.

The Bad:

Some towns like Kittery do not have any Building Inspectors certified to enforce the new code. A city may contract with a third party inspector, but there is only one currently in the entire state, and he is not doing inspections for towns. How will you get a Certificate of Occupancy in Kittery? No idea.

The Good:

MUBEC does not apply to villages with less than 2500 people, or approximately 20% of the Maine population and 80% of the land area. Larger cities like Portland, Saco, and Scarborough are fully on board with MUBEC – in some cases

it might even lower the current hassle level of pulling a construction permit.

The Bad:

The next 12 months will require a painful education process for those property owners who have been out of the marketplace for years or decades.

The Ugly:

Some older buildings may be effectively uninhabitable and have no market value.

The Excellent!

As Maine's building stock is rehabbed and upgraded, tenants and owners will see significant energy savings AND increased values. Your building will be worth more if you can afford to fix it now rather later.