Stay Informed About Maine's New Building Codes

Maine is implementing new statewide building codes to make construction of homes and commercial buildings more safe, efficient, and sustainable. These updated codes ensure that all buildings meet modern standards for structural integrity, energy efficiency, and indoor air quality.

What you need to know...

- The updated codes are required by law and apply to both new construction and renovations.
- They include improvements to residential and commercial building standards, energy efficiency, and ventilation requirements.
- Compliance is required for new buildings and renovations in the state, with training support available for code enforcement officers and builders in multiple locations statewide.
- **Effective Date**: The new codes are effective as of **April 7, 2025**.

Why these changes matter...

- **Safer Buildings:** Improved structural guidelines will help protect homes and businesses from natural disasters and wear over time.
- **Energy Efficiency:** Improved energy efficiency standards will reduce heating and cooling costs and promote clean energy.
- **Healthier Indoor Environments**: Better ventilation and radon protection measures will improve indoor air quality.
- **Consistency Statewide**: A uniform code ensures minimum standards of construction and clarity for builders, contractors, and homeowners.

*These updates are effective as of **April 7, 2025.** For more details, including on upcoming trainings for code enforcement officers and building professionals, visit the State Fire Marshal's Office website.*

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

MUBEC Standards and Amendments

EFFECTIVE BEGINNING APRIL 7, 2025

Maine Uniform Building and Energy Code (MUBEC) adoption amendments are listed in Rule Chapters 1-7 below.

- Chapter 1 - Administration (PDF)
- Chapter 2 -Third Party Inspectors (PDF)
- Chapter 3 - Commercial Building Code: International Building Code(IBC) (PDF)
- Chapter 4 - Existing Building Code: International Existing Building Code(IEBC) (PDF)
- Chapter 5 - Residential Building Code for One- and Two-Family Dwellings: International Residential Building Code(IRC) (PDF)
- Chapter 6 - Energy Code: International Energy Conservation Code(IECC) (PDF)
- Chapter 7 - Mechanical Code: International Mechanical Code(IMC) (PDF)

The Maine Uniform Building and Energy Code (MUBEC) has adopted the following codes and standards:

The International Code Council (ICC) Codes:

- 2021 International Residential Code (IRC)
- 2021 International Building Code (IBC)
- 2021 International Existing Building Code (IEBC)
- 2021 International Energy Conservation Code (IECC)
- 2021 International Mechanical Code (IMC)

The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standards:

- 2019 ASHRAE 62.1 (Ventilation for Acceptable Indoor Air Quality)
- 2019 ASHRAE 62.2 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings)
- Or the **CSA-F326-M91** Canadian Standards Association Standard for Residential Mechanical Ventilation Systems
- 2019 ASHRAE 90.1 (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda.

American Society of Testing Materials (ASTM)

- E-1465-2008, Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings.

MUBEC is adopted by the State of Maine and applies to all buildings constructed or renovated in Maine regardless of municipal population. The MUBEC shall be adopted and enforced in municipalities with a population of 4,000 residents or more. Municipalities with populations under 4,000 may choose to adopt and enforce the MUBEC. Please verify with your local municipal code office.

Swimming Pools and Spas

2021 ISPSC

The 2021 International Swimming Pool and Spa Code (ISPSC) applies to all residential pools and spas used either permanent or temporary, that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing or wading. This is a State wide requirement of the Maine Legislature included in the Maine Uniform Building and Energy Code (MUBEC).

The code covers all pool and spa safety aspects including barrier construction, alarms, covers, protection of water supply systems, electrical requirements, structural design and installation of decks, pool and deck lighting, etc. The Town of Topsham does not issue permits for the installation of swimming pools or spas and cannot assist with design subject to code regulation. We can assist with code questions but compliance with the code is the user's responsibility. We recommend you confirm that any product purchased or installation company includes a statement of compliance with the 2021 ISPSC. Please see the attached handouts for information, the code can be viewed at this link: 2021 International Swimming Pool and Spa Code (ISPSC)

[A] 101.2 Scope.

The provisions of this code shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic recreation facilities, pools and spas. The pools and spas covered by this code are either permanent or temporary, and shall be only those that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing or wading.

❖ This section describes the types of construction-related activities to which the code is intended to apply. The applicability encompasses the initial design of swimming pools and spas, the installation and construction phases and the maintenance of operating systems. The code is intended to regulate any and all swimming pool- and spa-related appliances, systems and associated equipment that can affect the health, safety and welfare of users insofar as they are affected by the installation, operation and maintenance of such appliances and systems.

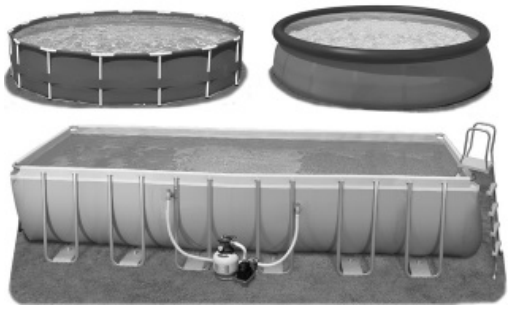
The key factors as to whether this code applies to a swimming pool or spa is the intended use of the pool or spa for swimming, bathing or wading and whether the pool or spa is designed and manufactured to be connected to a circulation system. The pools or spas can be of permanent construction or of portable construction.

For example, although a permanent decorative fountain not associated with a pool has a circulation system, the fountain is not intended for swimming, bathing or wading. Thus, the fountain is not covered by this code. Similarly, a portable plastic wading pool intended for wading, but not designed to be connected to a circulation system is also not covered by the code. See Commentary Figures 101.2(1) through 101.2(4).

Commentary Figure 101.2(1)
TYPICAL INGROUND POOL (Photo courtesy of Hamilton & Associates Architecture, Engineering, Technical Services)

Commentary Figure 101.2(2)
NATURAL BODY OF WATER IS NOT POOL (Photo courtesy of Hamilton & Associates Architecture, Engineering, Technical Services)

Commentary Figure 101.2(3)
PORTABLE POOL NOT DESIGNED TO HAVE A CIRCULATION SYSTEM (Photo courtesy of Intex Marketing Inc.)



Commentary Figure 101.2(4)
ONGROUND STORABLE POOLS WITH CIRCULATION SYSTEM (Photos courtesy of Intex Marketing Inc.)

101.2.1 Flotation tanks.

Flotation tank systems intended for sensory deprivation therapy shall not be considered to be included in the scope of this code.

❖ Flotation tanks are for sensory deprivation therapy. Although these products are similar in construction to spa in that they have circulated and filtered water, the ISPSC does not address these types of products.

SWIMMING POOL & SPA

ICC INTERNATIONAL CODE COUNCIL®

Building Confidence, Building Community.

The 2021 International Swimming Pool and Spa Code®

Why It Should Be In Your Future

FACTS

- The International Code Council (ICC) updates its construction and public safety codes every three years through a governmental consensus process.
- The International Swimming Pool and Spa Code® (ISPSC®) is in use or adopted in 30 states, the District of Columbia and Puerto Rico. Approximately 223 million people, or 67% of the U.S. population, live in areas that have adopted the ISPSC.
- The ISPSC is fully correlated with the other 14 International Codes® (I-Codes®). The ISPSC has over 36 code sections that reference sections of code in other members of the International Code Family and in total there are over 38 ISPSC cross-references among the suite of 15 I-Codes.
- The ISPSC is an integral component of the 15 model codes that make up the I-Codes, a complete set of comprehensive, coordinated building safety and fire prevention codes.
- There is no other Code or Standard that addresses all design and construction aspects of residential and public pools and spas.
- While most states and local jurisdictions have some form of an existing public pool code, most lack a comprehensive code or laws that address the design, construction and safety of residential pools, which is where most pool related injuries occur.
- The Model Aquatic Health Code (MAHC) could easily compliment the ISPSC by addressing maintenance and operation of public pools and spas; the MAHC is not a complete substitute for adoption of the ISPSC because it does not cover all aspects of design and construction of public pools.
- The ISPSC is derived from, and fully supported by the ANSI/PHTA and ANSI/APSP national consensus standards which have been developed under the essential requirements of the American National Standards Institute (ANSI). These standards achieve final determination by a balanced panel of recognized experts including representatives of public health departments, independent testing facilities, the National Safety Council and the U.S. Consumer Product Safety Commission.

ICC PMG
PLUMBING, MECHANICAL, FUEL GAS, AND SWIMMING POOL & SPA

- The ISPSC provides Virginia Graeme Baker Act compliance by reference to PHTA-7.
- The American Hotel & Lodging Association (AHLA) and its member organizations support the adoption of the latest edition of the ISPSC.

CORRELATION

- The ISPSC has 6 correlated sections with the International Building code® (IBC®); 7 in the International Plumbing Code® (IPC®); 2 in the International Mechanical Code® (IMC®); 2 in the International Fuel Gas Code® (IFGC®); 2 in the International Energy Conservation Code® (IECC®) 1 in the International Fire Code® (IFC®); and 18 in the International Residential Code® (IRC®); all of which avoids conflict and over lapping requirements. Correlated cross-references impact life safety issues related to:
  - protection of water supply systems
  - electrical requirements
  - required toilet facilities
  - structural design and installation of decks
  - pool and deck lighting
  - installation in flood hazard areas
- The ISPSC contains barrier, decking and light provisions correlating with the IBC.
- Accessibility within public pools and spas are correlated with the International Building Code to assist the designer.

BENEFITS

- The ISPSC has taken a bold step forward in energy conservation by referencing the ANSI/APSP-14, Standard for Portable Electric Spa Energy Efficiency and the ANSI/APSP-15, Standard for Residential Swimming Pool and Spa Energy Efficiency. These standards meet or exceed all of the requirements of California's Title 24 energy initiatives for pools and portable spas. Energy savings results in lower electric bills.
- The ISPSC requires portable spas be certified to latest industry standards eliminating the need to inspect inaccessible components.
- The ISPSC is the only comprehensive model swimming pool and spa code available that establishes a fair playing field for the pool industry while adequately protecting the public's health, safety, and welfare. It is important that the provisions in the code don't unnecessarily increase construction cost; do not restrict the use of new materials, products or methods of construction; and do not give preferential treatment to specific types of classes of materials, products or methods of construction.
- The ISPSC is available in print and electronic form. There is also a free online view only version.
- The ISPSC is a single document that addresses the entire built environment of a pool, spa, and aquatic facility. As a result, it will expedite and simplify the construction of pools, spas, and aquatic facilities resulting in cost savings.

For more information, contact:

Rich Anderson, Director, PMG Technical Resources
randerson@iccsafe.org
(888).ICC.SAFE, x6245

Mark Fasel, Director, PMG Technical Resources
mfasel@iccsafe.org
(888).ICC.SAFE, x5259

Jim Cika, Director, PMG Technical Resources
jcika@iccsafe.org
(888).ICC.SAFE, x6241

Gary Gauthier, Director, PMG Technical Resources
ggauthier@iccsafe.org
(888).ICC.SAFE, x6234

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