



# 128th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2017

---

Legislative Document

No. 873

---

H.P. 622

House of Representatives, March 7, 2017

---

**An Act To Adopt Tiny House Standards in the Maine Uniform  
Building and Energy Code**

---

Reference to the Committee on Labor, Commerce, Research and Economic Development suggested and ordered printed.

*Robert B. Hunt*

ROBERT B. HUNT  
Clerk

Presented by Representative BERRY of Bowdoinham.  
Cosponsored by Senator WOODSOME of York and  
Representatives: AUSTIN of Gray, FECTEAU of Biddeford, JORGENSEN of Portland,  
MASTRACCIO of Sanford, SANBORN of Portland, TALBOT ROSS of Portland, VACHON  
of Scarborough, Senator: VOLK of Cumberland.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 10 MRSA §9721, sub-§5** is enacted to read:

3 **5. Tiny house.** "Tiny house" means a dwelling that is less than 400 square feet in  
4 floor area, excluding the area of any floor level located above the main floor.

5 **Sec. 2. 10 MRSA §9722, sub-§6, ¶J,** as amended by PL 2011, c. 365, §1 and c.  
6 408, §2, is further amended to read:

7 J. In the adoption and amendment of the Maine Uniform Building and Energy Code,  
8 ensure that nontraditional or experimental construction, including but not limited to  
9 straw bale and earth berm construction and tiny house construction, is permissible  
10 under the code;

11 **Sec. 3. Standards for tiny house construction.** No later than January 1, 2018,  
12 the Technical Building Codes and Standards Board shall adopt standards for tiny house  
13 construction consistent with the Tiny House Appendix to the International Residential  
14 Code, RB 168-16, Appendix V, as approved by the International Code Council in  
15 December 2016. The adoption of standards pursuant to this section is considered routine  
16 technical rulemaking under the Maine Revised Statutes, Title 5, chapter 375, subchapter  
17 2-A.

18 **SUMMARY**

19 This bill requires the Technical Building Codes and Standards Board to ensure that  
20 tiny house construction is permissible under the Maine Uniform Building and Energy  
21 Code. The bill also requires that the Technical Building Codes and Standards Board adopt  
22 standards for tiny house construction consistent with the Tiny House Appendix to the  
23 International Residential Code, as approved by the International Code Council in  
24 December 2016.