§4726. Housing design standards and sustainability requirements

1. Housing design standards. The Maine State Housing Authority shall require that construction projects funded by the Maine State Housing Authority meet the standards of at least one of the following:

A. A set of design principles used to attain a quantifiable and rigorous level of energy efficiency within a specific quantifiable comfort level, as determined by a national passive house institute or an international passive house association; [PL 2021, c. 718, §2 (NEW).]

B. A 3rd-party green building certification program that is a globally recognized standard for the design, construction and operation of high-performance green buildings and neighborhoods, as established by a national green building council; [PL 2021, c. 718, §2 (NEW).]

C. A living building program with site, water, energy, health, materials, equity and beauty standards as established by an international institute; or [PL 2021, c. 718, §2 (NEW).]

D. A 3rd-party-recognized certification or state program that is substantially similar to a certification system under paragraph A, B or C and that is approved by the Maine State Housing Authority. [PL 2021, c. 718, §2 (NEW).]

[PL 2021, c. 718, §2 (NEW).]

2. Sustainability requirements. The Maine State Housing Authority shall require that construction projects funded by the Maine State Housing Authority:

A. Use all-electric equipment and systems or other non-fossil fuel systems for heating, domestic hot water, cooking and cooling needs. Backup and secondary systems may use other fuels, including fossil fuels; [PL 2021, c. 718, §2 (NEW).]

B. Provide infrastructure for the installation of electric vehicle charging stations for resident parking facilities or provide for electric vehicle charging; or [PL 2021, c. 718, §2 (NEW).]

C. Provide infrastructure for the installation of solar photovoltaic systems and energy storage where appropriate, including providing for sufficient interior space to allow for solar photovoltaic inverters and energy storage. [PL 2021, c. 718, §2 (NEW).]

The Maine State Housing Authority may provide for a limited waiver to the requirements of this subsection for specific and extenuating circumstances where local conditions limit the ability of the construction project to comply with the requirements of this subsection.

[PL 2021, c. 718, §2 (NEW).]

3. Rulemaking. The Maine State Housing Authority shall adopt rules to implement this section. Rules adopted pursuant to this section are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.

[PL 2021, c. 718, §2 (NEW).]

SECTION HISTORY

PL 2021, c. 718, §2 (NEW).

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