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Maine Indoor Air Quality Council Testimony in Opposition to LD 445: An Act to Stimulate Housing Production by Increasing the Threshold before Participating in the MUBEC is Necessary

The Maine Indoor Air Quality Council ("MIAQC" or the "Council") is a 501(c)(3) nonprofit organization dedicated to creating healthy, productive, and environmentally sustainable indoor environments in Maine through education, communications, and advocacy. We are a membership organization of diverse professionals who design, construct, operate, maintain, investigate and remediate buildings of all types, as well as a broad variety of public health and environmental health professionals and practitioners.

Senator Curry, Senator Bailey, and members of the Joint Standing Committee on Housing and Economic Development:

The Maine Indoor Air Quality Council submits this testimony in opposition to LD 445.

Maine's Uniform Building & Energy Code (MUBEC) is designed to protect Maine citizens from construction practices that can lead to building failures. When buildings fail, they can put the health and safety of occupants at risk. Building codes are not an arbitrary set of boutique standards; they represent the minimum practices required to ensure that buildings won't burn up, won't fall down, won't leak, and won't have serious mechanical system problems.

The MUBEC is designed to be a uniform code that is applied equally across all municipalities in Maine. In the absence of educated, licensed contractors, the only checks and balances to ensure building practices meet minimum code provisions is that of enforcement. Raising the threshold at which municipalities are required to enforce is a step backwards for most of Maine. It deprives them of assurance that their investment in their dream of living in a well-built, safe and healthy home is put at risk.

The Maine Indoor Air Quality Council can be available for the work session to answer any questions or provide further comment.

Respectfully submitted by:

A handwritten signature in black ink that reads 'Christine G. Crocker'.

Christine G. Crocker, Executive Director
Maine Indoor Air Quality Council

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