



April 14, 2025

LD 1272 An Act to Address the Housing Crisis by Reducing Barriers to Building More Accessory Dwelling Units

Senator Chip Curry

Representative Traci Gere

RE: LD 1272

Senator Curry, Representative Gere and members of the Joint Standing Committee on Housing and Economic Development

My name is Carl M Chretien resident of Saco, I'm here representing myself and the Home Builders and Remodelers Association of Maine.

The issue with requiring sprinklers in ADU's is that code doesn't allow for partially sprinklered buildings, thereby requiring the building retrofitted

- Most fires occur in housing constructed before the 1980's
 - Most of the fires derive from heating (not well insulated), cooking (inattentiveness) and electrical (connecting knob and tubing to current Romex).
 - Nearly two thirds of Maine housing stock was constructed before 1979
- Sprinklers price homeowners, particularly first-time homebuyers, out of the market
 - Actual costs
 - 2265 sq.ft colonial \$18,700.00 requires tank and pump, does not include extra air sealing as required by energy code
 - 1565 sq.ft ranch \$16,700.00, requires tank and pump, does not include extra air sealing as required by energy code
 - Material alone for 30 concealed heads \$6,543.13
 - Adding \$10,000 to the cost of a home will require \$2,400 more income to support a mortgage.
 - In most of Maine the Annual Median Income for a family of three is about \$80,000.
 - Adding the cost of sprinklers will requires family income to increase by 3% or \$2,400.
- Smoke Detectors Work

- Hard wire smoke detectors have substantially reduced the risk of injury and death in residential fires
- More stringent enforcement including Towns that are not required to enforce the MEUBEC would be a more cost effective way to reduce risk.

Title 25, §2464: Smoke detectors

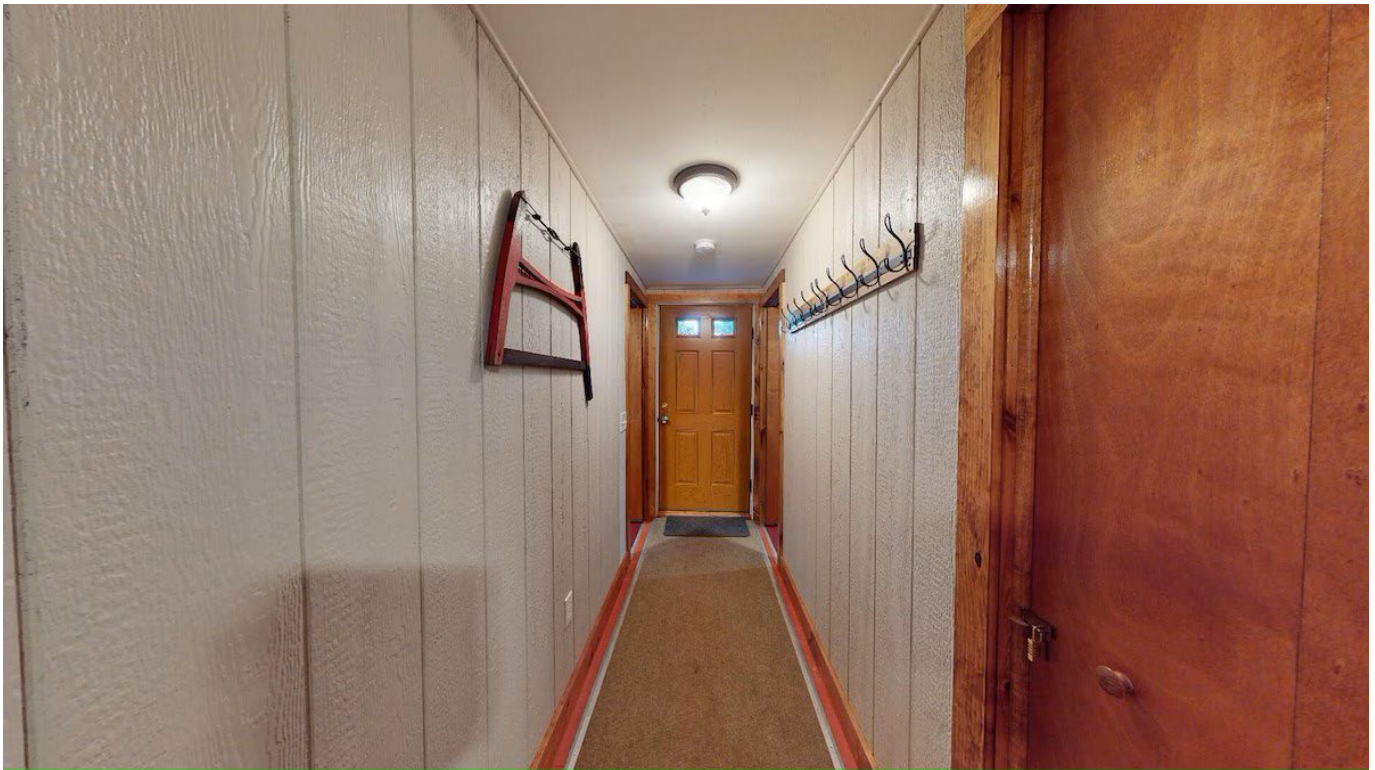
10. Transfer of dwelling. *A person who, after October 31, 2009, acquires by sale or exchange a single-family dwelling or a multi-apartment building shall install smoke detectors in the acquired dwelling within 30 days of acquisition or occupancy of the dwelling, whichever is later, if smoke detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation. This certification must be signed and dated by the purchaser. The smoke detectors must be installed in accordance with the manufacturer's requirements at the time of installation. The smoke detectors must be powered by the electrical service in the building or by battery.*

A person may not have a claim for relief against a property owner, a property purchaser, an authorized agent of a property owner or purchaser, a person in possession of real property, a closing agent or a lender for any damages resulting from the operation, maintenance or effectiveness of a smoke detector.

Violation of this subsection does not create a defect in title.

This building had an additional six detectors added to meet the existing code.







The above four photos are of a building built in 1926. The first three photos show smokes in the two new sleeping areas created in the 12 foot by 20 foot addition shown under the green roof, there are three smoke detectors within four feet of each other. In total this building has 6 smoke detectors that meet the minimum code requirements of today as well as state statute for buildings sold after October 31, 2009. Realtors are to mention this to home buyers.



The above picture is of a loft in a newly added addition to the building below. This was created by a retired fire chief. This doesn't meet code in any fashion as this doesn't qualify as a Tiny Home in Maine. Doesn't have the required head room, no smoke detector and has an unvented gas heater in a sleeping area. This property is listed on a short-term rental site. It poses a danger to the renter as they are unfamiliar with the property, and it doesn't appear to have a means of egress.



The above picture has newly added addition with the loft on the right side.

Also, the 1979 BOCA code and later required smoke detectors and now also carbon monoxide detectors. Builders Guide I worked for HUD: [Natural-Hazards Volume-3-Fire.pdf](#)

Links to economic articles.

[‘Discontinued’ Red, Blue Uponor PEX Piping Plagued by Cracking Defect, Class Action Alleges](#)

[It Takes 22 Subcontractors to Build the Average Home](#)

[Regulation Now Accounts for \\$93,870 of the Average New Home Price](#)

[Remodeling in 2021: Kitchens Edge Baths for Top Spot](#)

[HomeFireSprinklerCostAssessment2013.pdf](#)

[Builders’ Profit Margins Improved in 2023](#)

[Credit for Builders Less Available, Costs More](#)

[Credit Conditions for Builders and Developers Continue to Worsen](#)

<https://www.huduser.gov/Publications/PDF/fire.pdf>

[NAHB’s Response to the NFPA Fire Sprinkler Initiative | NAHB](#)

[New Standard For Carbon Monoxide Detectors Can Save Hundreds Of Lives Each Year | CPSC.gov](#)

[design-and-construction-manual---replacement-window-specifications.pdf](#)

[Title 25, §2464: Smoke detectors](#)

[Year Built and Year Moved In | American Community Survey | U.S. Census Bureau](#)

[B25035: Median Year Structure Built - Census Bureau Table](#)

[Homeownership Affordability Indexes](#)

[Data Portal | State of Maine Housing Data Portal](#)

<https://youtube/gCMxwSr5Go>

[520 Hz Low Frequency for 120VAC Smoke Alarms IFC 2021 | Fire Alarms Online](#)

Maine

Housing Units Built in 1939 or Earlier

23.1 percent

Source: Latest ACS 5-Year Estimates Data Profiles/Housing Characteristics

Moved into Housing Unit between 2000 and 2009

19.1 percent

Source: Latest ACS 5-Year Estimates Data Profiles/Housing Characteristics

Median Year Structure Built

1976

Source: Latest ACS 5-Year Estimates Detailed Tables: B25035

United States[®]
Census
Bureau

Search

Advanced Search

All

Tables

Maps

Charts

Profiles

Pages

1 Filter

Maine

Clear all filters

Search for a filter or table

4059 Results

View: 10 | 25 | 50

Download Table Data

American Community Survey

B25035 | Median Year Structure Built

View All 27 Products

B25035 | Median Year Structure Built

American Community Survey | Universe: Housing units | 2023: ACS 5-Year Estimates Detailed Tables

Notes | Geos | Top

Label	Maine	
	Estimate	Margin of Error
Median year structure built	1976	±1

Sincerely,
Carl M Chretien

President

