

MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION
2

3 ONE HUNDRED AND TWELFTH LEGISLATURE
4

5 Legislative Document

No. 840

6
7 H.P. 569

House of Representatives, February 28, 1985

8 On Motion of Representative Michaud of Medway, referred to the
9 Committee on Energy and Natural Resources. Sent up for concurrence and
ordered printed.

10 EDWIN H. PERT, Clerk

Presented by Representative Connolly of Portland.

11
12 STATE OF MAINE
13

14 IN THE YEAR OF OUR LORD
15 NINETEEN HUNDRED AND EIGHTY-FIVE
16

17 AN ACT to Establish Mandatory Energy
18 Efficiency Building Performance
19 Standards for the State.
20

21 Be it enacted by the People of the State of Maine as
22 follows:

23 Sec. 1. 10 MRSA §1415-A, sub-§1, as enacted by
24 PL 1979,c. 676, §2, is amended to read:

25 1. Building standards. The director, in accord-
26 ance with the Maine Administrative Procedure Act, Ti-
27 tle 5, chapter 375, and with the approval of the ad-
28 visory council, shall adopt energy performance build-
29 ing standards for buildings and such rules as are
30 necessary for the administration of this chapter. The
31 standards shall be consistent with the provisions of
32 the State of Maine Energy Conservation Building Stan-
33 dards prepared by the commission and shall include
34 envelope heat loss standards consistent with Chapter
35 4 of the ASHRAE 90 Standards. ~~Any building which is~~
36 ~~offered for sale or lease and is advertised or pre-~~

1 moted as meeting the performance standards in this
2 section or any other energy standard in conformance
3 with this section shall meet these standards. Any
4 newly constructed or renovated nonresidential build-
5 ing which is offered for sale or lease in the State
6 after January 1, 1987, and any newly constructed or
7 renovated residential structure which is offered for
8 sale or lease in the State after January 1, 1988,
9 shall conform with these standards. The standards
10 shall include:

11 A. Lighting standards for all new and existing
12 public buildings;

13 B. Heating, ventilating and air-conditioning
14 equipment performance standards;

15 C. Service water-heating equipment performance
16 standards; and

17 D. Building envelope heat loss standards.

18 Sec. 2. 10 MRSA §1420, first ¶, as enacted by PL
19 1979, c. 503, §2, is repealed and the following en-
20 acted in its place:

21 It is unlawful for any person to construct or
22 renovate any residential or nonresidential building
23 in the State which does not conform to this chapter.

24 STATEMENT OF FACT

25 This bill makes the state's voluntary Energy Ef-
26 ficiency Building Standards mandatory. It requires
27 all nonresidential structures, including multifamily
28 buildings containing more than 10 units or 3 stories
29 and all substantially renovated nonresidential struc-
30 tures built after January 1, 1987, to meet minimum
31 energy performance standards. All new residential
32 structures and substantially renovated residences are
33 required to meet minimum energy performance standards
34 by January 1, 1988.

35 Given the fact that Maine has a harsh winter cli-
36 mate, that new buildings last 50 years or more, that

1 "retrofitting" existing buildings for energy conser-
2 vation is more expensive than building them right in
3 the first place, that Maine's energy costs, compared
4 to income, are the highest in the country and that
5 energy prices are likely to escalate, it makes sense
6 to require that new structures be built responsibly,
7 with minimum levels of insulation and with heating,
8 air-conditioning and refrigeration equipment that is
9 efficient and not wasteful.

10 This bill provides consumers-purchasers of new
11 buildings, home owners and renters with assurance
12 that they will not be stuck with excessive energy
13 costs for years to come.

14 Finally, this bill can save money. Because of
15 the heavy reliance on imported oil as a source of
16 heat, energy inefficient buildings siphon millions of
17 dollars out of the Maine economy each year. Heating
18 bills for new buildings which do not meet recommended
19 standards are between 20% and 60% higher than they
20 might be if such structures were adequately insu-
21 lated. In the residential sector, these high heating
22 costs reduce the effective income of residential con-
23 sumers. In the commercial sector, unnecessarily high
24 heating costs are passed on to consumers in the form
25 of higher prices for goods and services.

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