



Town of Windham, Maine

Code Enforcement Department
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Reminder: Maine Uniform Building and Energy Code – Code Adoption Update (effective date: April 7, 2025).

Some key points about these changes (from the 2015 to 2021 ICC Codes):

Energy

- **Energy Efficiency:** Lowered maximum Energy Rating Index thresholds for improved energy performance.
 - Builders will also have to achieve an additional 5% energy savings in insulation levels for walls, ceilings, and slab edges. More insulation options for basements and wood-frame walls to improve hot water system, mechanical, and [reduce] air leakage, etc.
- **Mechanical Ventilation:** More specific guidelines for mechanical ventilation system design.

Structural

- **Footing Size Adjustments:** Updated tables allowing for slightly smaller footing sizes in many cases due to improved engineering calculations.
- **Increased maximum story height:** The code now allows for a story height up to 13 feet 7 inches provided the stud clear height does not exceed 12 feet.
- **Deck Design:** Increased focus on deck design, including consideration of snow load and specific guardrail requirements.
- **Storm Shelters:** updated requirements for storm shelters requiring engineered designs.

Safety

- **Garage Doors:** In addition to being self-closing, doors from garages to dwelling units shall be self-latching.
- **Emergency Escape and Rescue Openings:** Mandating a clear 36-inch-wide path to a public way required for egress.
- **Smoke Alarm Placement:** Stricter rules regarding the distance between smoke alarms and cooking appliances.
- **Habitable Attic Space:** Restrictions on the allowable area of a habitable attic.
- **Electric Vehicle Charging:** New requirements for vehicle charging infrastructure in new dwellings with attached garages.

Alternative Construction

- **Intermodal Shipping Containers:** Constructing houses and commercial buildings out of 1 or more intermodal shipping containers has gained in popularity in recent years, and as such a section detailing requirements (minimum safety requirements) was added.

For more information contact our Code Enforcement Department at 894-5900 or visit the State Building Code Division website: <https://www.maine.gov/dps/fmo/building-codes> .