



# 132nd MAINE LEGISLATURE

## SECOND REGULAR SESSION-2026

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Legislative Document

No. 2224

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S.P. 907

In Senate, February 26, 2026

### **An Act to Reduce Certain Costs Associated with Residential Construction**

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Reported by Senator CURRY of Waldo for the Joint Standing Committee on Housing and Economic Development pursuant to Resolve 2025, chapter 64, section 2.

Reference to the Committee on Housing and Economic Development suggested and ordered printed pursuant to Joint Rule 218.

A handwritten signature in black ink, appearing to read 'D M Grant'.

DAREK M. GRANT  
Secretary of the Senate

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 10 MRSA §9722, sub-§6, ¶B-1**, as amended by PL 2025, c. 46, §§1 to 3,  
3 is further amended by amending subparagraph (4) to read:

4 (4) That buildings used to house livestock, store harvested crops or cultivate crops  
5 are not subject to the Maine Uniform Building and Energy Code. The exemption  
6 in this subparagraph does not include the cultivation of cannabis regulated under  
7 Title 22 or 28-B; and

8 **Sec. 2. 10 MRSA §9722, sub-§6, ¶B-1**, as amended by PL 2025, c. 46, §§1 to 3,  
9 is further amended by enacting a new subparagraph (6) to read:

10 (6) That smoke partitions for elevator hoistway doors as required in Chapter 30 of  
11 the 2021 edition of the International Building Code are not required under the  
12 Maine Uniform Building Code; and

13 **Sec. 3. 10 MRSA §9722, sub-§6, ¶B-1**, as amended by PL 2025, c. 46, §§1 to 3,  
14 is further amended by enacting a new subparagraph (7) to read:

15 (7) That an elevator emergency 2-way communication system that includes both  
16 visual and audible communication in each elevator car as required in Chapter 30  
17 of the 2021 edition of the International Building Code is not required under the  
18 Maine Uniform Building Code.

19 **Sec. 4. Office of State Fire Marshal to update standards in accordance with**  
20 **National Fire Protection Association standards update.** The Department of Public  
21 Safety, Office of the State Fire Marshal shall update the state-adopted National Fire  
22 Protection Association standards by adopting the 2025 edition of the National Fire  
23 Protection Association 72: National Fire Alarm and Signaling Code.

24 **Sec. 5. Office of State Fire Marshal to convene residential fire sprinklers**  
25 **working group.** The Department of Public Safety, Office of the State Fire Marshal shall  
26 convene a working group, referred to in this resolve as "the working group," to study the  
27 housing and life safety impacts of residential fire sprinklers and explore ways to lower the  
28 costs associated with the requirement that construction of residential housing include fire  
29 sprinkler systems.

30 1. The State Fire Marshal or the State Fire Marshal's designee shall invite the  
31 participation in the working group of the following persons: a representative from the fire  
32 sprinkler industry; a municipal fire safety officer; a representative from the housing  
33 development industry; and any additional persons considered necessary by the State Fire  
34 Marshal to ensure comprehensive stakeholder representation.

35 2. The working group shall:

36 A. Conduct a comprehensive review of the existing sprinkler system requirements for  
37 residential buildings with 3 or more units and the affiliated costs of the sprinkler  
38 systems;

39 B. Collect and analyze data on the housing and life safety impacts of residential fire  
40 sprinkler systems, including, but not limited to, the frequency of the presence of  
41 sprinkler systems in reported house fires and the estimated impact on financial loss and  
42 life safety impact;

1 C. Explore innovative incentives to reduce the associated costs of installing sprinkler  
2 systems in residential construction; and

3 D. Develop recommendations for legislative and regulatory changes to reduce the  
4 costs of installing required residential sprinkler systems.

5 3. The Office of the State Fire Marshal shall provide staff assistance to the working  
6 group.

7 4. By January 15, 2027, the Office of the State Fire Marshal shall submit a report on  
8 the working group's findings and recommendations, including proposed legislation, to the  
9 joint standing committee of the Legislature having jurisdiction over housing matters. The  
10 joint standing committee is authorized to submit legislation based on the report to the 133rd  
11 Legislature in 2027.

12 **Sec. 6. Department of Professional and Financial Regulation, Office of**  
13 **Professional and Occupational Regulation to report on rulemaking.** No later  
14 than January 15, 2027, the Director of the Office of Professional and Occupational  
15 Regulation within the Department of Professional and Financial Regulation shall report to  
16 the joint standing committee of the Legislature having jurisdiction over housing matters  
17 regarding the status of the adoption of rules for the elevator and tramway safety program  
18 within the Office of Professional and Occupational Regulation pursuant to the Maine  
19 Revised Statutes, Title 32, section 15205-A, subsection 2. The committee is authorized to  
20 report out legislation related to the report required by this section to the 133rd Legislature  
21 in 2027.

## 22 SUMMARY

23 This bill is reported out by the Joint Standing Committee on Housing and Economic  
24 Development pursuant to Resolve 2025, chapter 64 to implement the recommendations of  
25 the working group to address regulatory barriers to housing construction. The bill directs:

26 1. The Department of Public Safety, Office of the State Fire Marshal to update state  
27 standards to comply with the 2025 edition of the National Fire Protection Association 72:  
28 National Fire Alarm and Signaling Code;

29 2. The Department of Public Safety, Office of the State Fire Marshal to convene a  
30 working group to study the housing and life safety impacts of residential fire sprinklers and  
31 explore ways to lower associated costs and to submit a report on the stakeholder group's  
32 findings and recommendations, including proposed legislation, to the joint standing  
33 committee of the Legislature having jurisdiction over housing matters;

34 3. The Director of the Office of Professional and Occupational Regulation within the  
35 Department of Professional and Financial Regulation to report by January 15, 2027 to the  
36 joint standing committee of the Legislature having jurisdiction over housing matters on the  
37 status of the adoption of rules for the elevator and tramway safety program.

38 The bill also excludes from the Maine Uniform Building and Energy Code the 2021  
39 edition of International Building Code requirements that elevators must have a 2-way  
40 communication system and smoke partitions.

41 The committee has not taken a position on the substance of this bill. By reporting this  
42 bill out, the committee is not suggesting and does not intend to suggest that it agrees or

1 disagrees with any aspect of this bill. The committee is reporting the bill out for the sole  
2 purpose of having a bill printed that can be referred to the committee for an appropriate  
3 public hearing and subsequent processing in the normal course. The committee is taking  
4 this action to ensure clarity and transparency in the legislative review of the proposals  
5 contained in the bill.