

Suggested Energy Efficiency Standards for Rental Units

Space Heating System

1. Perform manufacturer's recommended or appropriate maintenance on existing heating system Deadline: 2012
2. Inspect, repair and insulate exposed heating ductwork and pipes in unheated areas Deadline: 2012
3. When an old system is replaced or a new system installed, install a properly sized, energy-efficient system (Energy Star, sized using Manual J process or equivalent)

Insulation

1. Seal holes and cracks in walls, floors, and ceilings Deadline: 2012
2. Seal holes and cracks in foundations where wind can blow on pipes Deadline: 2012
3. Insulate wall cavities to capacity Deadline: 2015
4. Insulate attic cavities Deadline: 2015
5. Fill joist bays over crawl spaces or similar unheated areas Deadline: 2012

Windows and Doors

1. Install storms or double pane or better windows Deadline: 2015
2. Install insulated doors or storm doors Deadline: 2015

Appliances

1. Replace pre-1995 refrigerators with energy efficient models (Energy Star or equivalent) Deadline: 2012
2. Insulate accessible domestic hot water pipes Deadline: 2012
3. When an old gas stove is replaced or a new one installed, install a unit with electric ignition

Exemptions: The owner of a rental unit is exempt from following these efficiency practices when the practice is prohibited by historic district requirements or the structural configuration of the unit makes the practice impractical or impossible.

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Available on the Maine Public Utilities Commission or Maine State Housing Authority web pages (www.maine.gov/mpuc or www.mainehousing.org)