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Annual Report of the Maine Indoor Air Quality Council FY 2025-2026: A YEAR OF PROGRESS, PERSISTENCE & POSSIBILITY

Buildings are for people.

This phrase has always been at the heart of the Maine Indoor Air Quality Council's work.

In 2025, that work took many forms: participating in the policy arena, educating professionals, responding to questions from Maine residents, helping people address radon and mold problems, developing new educational programs, building partnerships, raising money, and trying to make good information easier for people to find and use.

It was also a year that reminded us that being a small nonprofit is not easy.

We continue to face challenges finding enough volunteers, generating the revenue needed to sustain our core work, and keeping up with the communications and technology infrastructure needed to reach the people we want to reach. These challenges are real.

But so is the progress.

And perhaps the most important thing about 2025 is that the Council didn't simply keep doing what it has always done. We continue to grow and change so that MIAQC can remain useful—and relevant—for the years ahead.

2025: SOME BIG WINS

We helped change Maine law

Our biggest policy accomplishment was also one of our longest-running projects.

MIAQC worked for years to address mold and moisture problems in rental housing. What began as an effort to provide better information to tenants and landlords ultimately became a legislative effort to strengthen Maine's protections for renters.

On July 30 of 2026, the legislative changes we initiated and advocated for over the past two years became law. The new legislation makes the presence of leaking, chronic dampness, or humidity conditions in a rental unit or its common areas a violation of the Warranty of Habitability finally became law. This establishes an important new protection for Maine tenants. This is exactly the kind of work MIAQC is here to do: bring building science and public health knowledge to the policy process and turn that knowledge into practical improvements for Maine people. A summary of the new legislation is included at the end of this report.

We didn't stop there.

Thanks to a small grant from the Bingham Program, Erin Wright and Christy Crocker have been giving trainings to impacted groups: landlord associations, housing providers, legal advocates, community and public health

representatives, code enforcement, and realtors. They have done 9 trainings over the last three months of the fiscal year, and have more scheduled in the coming months.

We kept people learning

MIAQC continued to provide education for professionals who design, build, maintain, inspect, manage, and improve Maine's buildings.

Residential ventilation remained a major focus, but has been an ongoing challenge as we struggle to find engagement in Maine's construction and residential HVAC community in spite of the likelihood that balanced ventilation systems (ERVs/HRVs) will be required by Maine code in all new home construction statewide within the coming year.

We also began reshaping our residential construction education into a more accessible format. Our **Build Better** class represents a different approach to professional education: practical building science, delivered in a format that busy construction professionals can actually use.

We are also continuing to explore digital education and badge opportunities so people can learn at their own pace and demonstrate what they know. Our goal is to help people **design, construct, operate and maintain healthier buildings** by using a variety of training formats to meet the broad variety of training needs.

We kept the conversation going

The IAQ Club continues to evolve and grow.

Rather than simply offering another webinar, the IAQ Club creates a place where members can learn from a presentation and then talk directly with people who have done the work.

That difference matters.

Learning about Indoor air quality problems rarely fits neatly into a PowerPoint presentation. They require questions, discussion, experience, and sometimes a little disagreement. The IAQ Club gives us a place to do that. In 2026, sessions explored topics ranging from energy efficiency and climate change to health and building performance and the use of indoor air quality monitors.

We plan to keep experimenting with this format—and with other ways of making high-quality IAQ education more accessible.

We continued to make radon a little harder to ignore

Radon remains one of Maine's most important—and most overlooked—indoor environmental health issues.

MIAQC continued public education around radon testing and mitigation while also putting fundraising dollars directly toward the problem. The **Indoor Insanity 5K** continues to be one of our favorite examples of how fundraising can have a tangible impact. It is a little weird. It is a lot of fun. And it helps pay for radon mitigation in Maine homes where families may not otherwise be able to afford it. Our tagline for the event is **Preventing lung cancer, one lap at a time**. That is fundraising we can get behind.

We kept answering the phone

One of the least visible—and most important—things MIAQC does is answer questions.

People call and email us because they don't know what to do about mold. Or radon. Or a musty basement. Or ventilation. Or a building that doesn't seem to be making the people inside it feel very good. Those questions are not just interruptions to our work. They *are* our work.

They help us understand what Maine people are struggling with, where information is missing, where professional practices need improvement, and where public policy may need to change.

We continue to show up

MIAQC continued its relationships with organizations and professionals across Maine, including public health organizations, state agencies, code officials, building professionals, energy-efficiency organizations, housing advocates, laboratories, and others working to improve Maine's indoor environments.

We continued our participation in the Maine Asthma Council, the Maine Cancer Foundation, the IAQ Advisory Group working on an IAQ standard for Maine's Board of Occupational Safety and Health, Green & Healthy Maine Homes Magazine and its Green Home + Energy show, the Common Ground Country Fair, and educational programs and organizations for local health officers, code enforcement officers, the Maine Public Health Association, passivhausMAINE and others.

This is important because indoor air quality is not one profession's problem. It is a **people problem**. And solving it requires all of us.

2025-2026: WHAT WAS HARD

We are still a small organization with a big job

The Council's mission has never gotten smaller. If anything, the issues have gotten bigger.

Maine is dealing with an aging housing stock, energy efficiency improvements, changing building practices, climate-related moisture challenges, housing affordability, radon, mold, ventilation, wildfire smoke, pollen, and an increasing awareness of the relationship between buildings and health.

At the same time, MIAQC remains a small nonprofit.

Finding enough volunteers continues to be difficult. Generating sufficient unrestricted revenue remains a challenge. And our communications infrastructure—including our website—needs significant investment. These aren't problems we can solve simply by working harder. We want to work differently.

We need to reach more people

MIAQC has a tremendous amount of knowledge. But knowledge isn't particularly useful if people can't find it.

Our communications work has therefore become an increasingly important organizational priority, but it is one of the hardest things for us to accomplish with our limited resources. We need to better understand who is using our website, who we want to reach but aren't reaching, what information people are looking for, and how we can make our resources easier to find and understand.

Our current website has served the Council well, but it no longer provides the functionality, organization, and user experience we need to support MIAQC's future. A major website redevelopment/rebuild has therefore become a priority.

We estimate that approximately \$25,000 will be needed to complete this work. We intend to begin the project in the coming year—or as soon as sufficient funds are available. That means fundraising for the website is not simply about improving how MIAQC looks online. It is an investment in our mission.

Our website is one of the primary ways we educate the public, connect professionals with resources, promote our programs, communicate our policy work, and introduce new people to MIAQC.

We will need help to rebuild MIAQC's front door.

2026–2027: WHAT COMES NEXT?

The next year is an opportunity to build on what worked in 2025—and address some of the things that didn't.

1. Continue to help Maine implement its new mold law

Passing the law was a major accomplishment. We want to help move the conversation away from fear and toward practical solutions:

Find the moisture. Fix the moisture. Address the mold. Fix the building. Protect the people.

2. Mixing it up at IAQ & Energy 2026

The 2026 IAQ & Energy Conference will focus exclusively on mold and moisture issues in Maine buildings 2026 Mold & Moisture in Buildings Conference, which includes a first-ever free community forum for members of the public—gives us an opportunity to bring together the many different perspectives involved in mold problems.

- The public needs understandable information.
- Professionals need good science and practical tools.
- The industry needs honest conversations about what works, what doesn't, what is necessary, and where we sometimes do more than the evidence supports.
- We want the conference to be more than another day of presentations.
- We want it to be a place where people can ask, and get answers to, difficult questions.

3. Expand practical building science education

We will continue building our education program around a simple premise:

You don't have to be a building scientist to understand the basics of how buildings work.

Ventilation, moisture, air movement, heat flow, insulation, radon, and indoor pollutants are connected. Helping people understand those connections can prevent problems before they happen.

We will continue expanding accessible training for contractors, builders, code officials, public health professionals, property managers, homeowners, and others.

4. Connect IAQ, energy efficiency and climate

Maine's buildings are changing.

We are making them tighter and more energy efficient. We are installing heat pumps. We are dealing with hotter summers and changing patterns of rain and humidity. We are asking buildings to perform differently than they did 20, 30, or 50 years ago.

That creates both opportunities and challenges for indoor air quality.

MIAQC will continue to bring these issues together rather than treating them as separate topics.

Energy efficiency, durability, comfort, and indoor air quality belong in the same conversation.

5. Prepare for an important leadership transition

MIAQC is also preparing for another significant change.

After many years of leading the organization, our Executive Director is planning to retire in 2028. We are fortunate to have time to plan for this transition—and we intend to use that time well. Rather than waiting until a retirement date is approaching, the Council is beginning the process of preparing for the organization's next chapter of leadership.

Our goal is to have a new Executive Director in place, fully onboarded, and up and running by the end of **July 2028**.

This transition is an opportunity to capture institutional knowledge, strengthen organizational systems, broaden leadership involvement, and ensure that MIAQC's mission continues well beyond any one individual. It also reinforces the importance of the organizational work ahead of us.

- A stronger website.
- More sustainable revenue.
- A broader volunteer base.
- Stronger Board and committee engagement.
- Documented systems and institutional knowledge.
- And a clear understanding of what MIAQC does best—and where we need to grow.

Succession planning isn't just about replacing a person. It's about preparing an organization for its next chapter.

6. Grow partnerships—and diversify revenue

The Council cannot do this work alone.

We will continue developing Council partnerships, sponsorships, grants, contracts, and collaborative projects while also looking for new ways to engage members and supporters.

In particular, we need to build the resources necessary to support both our ongoing programs and several important organizational investments—including the website redevelopment and leadership transition.

Our goal is not simply to raise more money. It is to build a financial model that allows MIAQC to spend more time doing what it does best:

educating, advocating, connecting, and helping people create healthier indoor environments.

7. Build the next generation of MIAQC

Perhaps the biggest opportunity ahead is organizational.

MIAQC has been doing this work since 1998. The knowledge and experience accumulated over those years are extraordinary. Our challenge is to make sure that knowledge doesn't stay with a small group of people.

We need:

- New volunteers.
- New instructors.
- New Board members.
- New partners.
- New members.
- And new people who are willing to take this work forward.

The Council's future depends not just on the work we do—but on the people who decide that this work matters enough to become part of it.

IN SUMMARY: A LOT OF WORK. A LOT OF POSSIBILITY.

The Maine Indoor Air Quality Council entered 2025 facing many of the same challenges we have faced for several years: limited resources, a need for more volunteers, and the ongoing challenge of reaching more people.

- And yet, we passed important legislation.
- We educated hundreds of people.
- We continued to answer questions from Maine residents.
- We helped address radon in homes.
- We expanded partnerships.
- We continued our policy work.
- We developed new approaches to education.
- And we continued to show up.

That is worth celebrating, but we aren't done.

The next chapter is about taking what we have learned and building an organization that can do more—with more people, stronger partnerships, better communications, and sustainable resources.

- That means investing in our website.
- It means preparing thoughtfully for leadership succession.
- It means finding new sources of revenue.
- It means bringing new people into the work.
- And it means continuing to make the case that indoor air quality is not a luxury or a niche concern.
- It is part of what makes a building work.
- And it is part of what makes a healthy life possible.

The problems inside our buildings aren't going away.
Neither are we.

THANK YOU

We couldn't do this work alone.

The Maine Indoor Air Quality Council may have a small staff, but this work has never been a one-person—or even a one-organization—effort. Every training we deliver, every question we answer, every policy conversation we join, every home we help make healthier, and every person we reach is made possible by a community of people who believe that **buildings are for people**.

To everyone who contributed to MIAQC's work during the past year: **thank you**.

To our sponsors and partners

Your financial support makes it possible for us to do the work that doesn't always pay for itself—but absolutely needs to be done. We are especially grateful to our **Council Partners** and the businesses and organizations that sponsor our programs and events, including **EMSL Analytical, RST Thermal/Renewaire, Northeast Laboratory Services, Mitsubishi Electric, Casco Bay Insulation, and Evergreen Home Performance**, along with the many other organizations that have supported MIAQC through sponsorships, advertising, donations, and in-kind contributions.

Your support helps us provide education, maintain public resources, advocate for healthier buildings, and put programs like radon mitigation within reach of Maine families. We don't take that support for granted.

To our Board of Directors

Our Board members bring their time, expertise, connections, questions, ideas, and—perhaps most importantly—their willingness to roll up their sleeves.

They help steer the organization, review programs, make connections, raise money, advocate for our mission, and tackle the sometimes less glamorous work of keeping a small nonprofit moving forward.

To our presenters and instructors

Thank you for sharing your knowledge. MIAQC's education programs are only as good as the people willing to stand in front of a room—or a camera—and share what they know. Our presenters come from many different fields and perspectives. They bring science, experience, practical knowledge, research, professional judgment, and sometimes a healthy willingness to challenge conventional thinking. That diversity is one of the things that makes MIAQC education valuable. Thank you for helping us turn complicated topics into information that people can actually use.

To everyone who supports the mission

Whether you wrote a check, attended a training, volunteered at an event, shared one of our posts, referred someone to MIAQC, answered a survey, joined a committee, asked a difficult question, or simply told someone about our work—you helped move the mission forward. As we look toward 2026–2027, we know that we will need this community more than ever.

Because healthier buildings don't happen by accident. They happen when people care enough to make them happen. **Thank you for being part of MIAQC.**

ATTACHMENTS

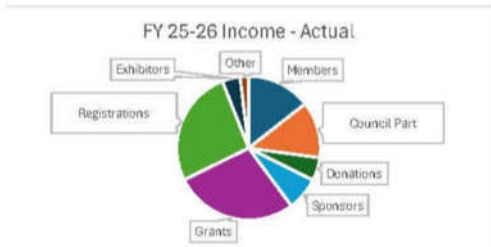
- Financial Report 2025-2026
- What You Need to Know About the Changes to Maine's Warranty of Habitability Law

MIAQC – Treasurer’s Report

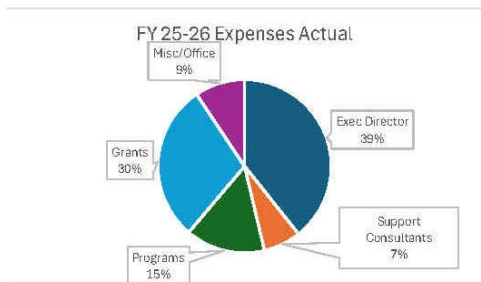
Fiscal Year 2025-2026 Summary

FY 25-26 Income Summary		Actual
4100 Contributions		
Memberships	\$	26,344
Council Partnerships	\$	23,324
Donations	\$	9,487
Sponsorships - Programs	\$	13,700
Grants	\$	50,974
Other	\$	1,960
Total	\$	125,788
4200 Program Services		
Registrations	\$	48,067
Exhibitors	\$	7,400
Total	\$	55,467
Other	\$	1,567
Total Income	\$	182,821

Members	\$	26,343.50	14%
Council Part	\$	23,324.00	13%
Donations	\$	9,486.63	5%
Sponsors	\$	13,700	7%
Grants	\$	50,974	28%
Registrations	\$	48,067	26%
Exhibitors	\$	7,400	4%
Other	\$	3,527	2%
	\$	182,821.28	100%



FY 25-26 Expenses Summary		Actual
Exec Director	\$4,611.35	39%
Support Consultants	\$15,174.68	7%
Programs	\$32,031.08	15%
Grants	\$63,367.91	29%
Misc/Office	\$20,264.90	9%
	\$215,449.92	100%



Maine Indoor Air Quality Council
Proposed Budget 2026-27
June 12, 2026 BOD Meeting

	Budget	Approved Jul 26- Jun 27 BUDGET	
	Jul 25 - Jun 26	Jul 26 - Jun 27	% Prior Budget
Income			
4100-00 · Contributions Grant & Other			
4110-10 · Membership Dues	24,000.00	\$ 20,000	83.33%
4120-10 · Donation Unrestricted	300.00	\$ 2,000	666.67%
4120-20 · Donations Unrestricted Council Partnership	24,000.00	\$ 36,000	150.00%
4120-21 · Board Giving	2,200.00	\$ 2,000	90.91%
4121-85 · Donations of Services: MCF Grant	3,500.00	\$ 3,500	100.00%
4135-85 · ME Cancer Foundation Grant	25,000.00	\$ 25,000	100.00%
4140-31 · Donation-Sponsor Indoor Insanity	3,000.00	\$ 3,000	100.00%
4140-32 · Donation-Sponsor Golf Tournamen		\$ 7,350	
4140-50 · Donations-Sponsor IAQ Conf	10,000.00	\$ 12,000	120.00%
4140-51 · Donations-Sponsor IAQ Club	750.00	\$ 1,750	233.33%
4140-70 · Donations-Sponsor Res Constr	1,500.00	\$ 1,500	100.00%
4140-74 · Donations-Sponsor Seminars	2,500.00	\$ 3,500	140.00%
4160-00 · Other Contribution			
4160-32 · Other Income Golf Tournament Re		\$ 6,675	
4160-50 · Other Income Silent Auction	2,500.00	\$ 2,000	80.00%
4160-51 · Other Income - IAQ Club	600.00	\$ 750	125.00%
Total 4160-00 · Other Contribution	3,100.00	\$ 9,425.00	304.03%
Total 4100-00 · Contributions Grant & Other	104,050.00	\$ 127,025.00	122.08%
4200-00 · Program Service Revenue			
4210-50 · IAQ Annual Conf Registrations	30,000.00	\$ 50,815	169.38%
4220-70 · Seminar Registrations Res Const	7,500.00	\$ 7,500	100.00%
4220-74 · Seminar Registration	5,000.00	\$ 5,000	100.00%
Total 4220-00 · Seminar Registrations	27,500.00	\$ 12,500.00	45.45%
4230-50 · Exhibitor Fees IAQ Annual Conf	10,000.00	\$ 8,300	83.00%
4250-00 · Project Contracts/Grants		\$ 7,900	
4250-90 · IAQ Monitoring Program		\$ 14,400	
Total 4250-00 · Project Contracts/Grants	-	\$ 22,300	
Total 4200-00 · Program Service Revenue	67,500.00	\$ 93,915.00	139.13%
4300-00 · Investment Income			
Total 4300-00 · Investment Income	115.00	\$ 1,000.00	869.57%
4900-00 · Other Revenue			
Total Income	171,665.00	\$ 221,940.00	129.29%
Expense			
5000-00 · Payroll & Related Exp			
Total 5000-00 · Payroll & Related Exp	77,500.00	\$ 82,000	105.81%
6000-00 · Fee for Service-Non Employee			
Total Fees for Accounting & Bookkeeping	2,000.00	\$ 2,700.00	135.00%
6090-00 · Others			
6091-00 · Speaker Fees			
Total 6091-00 · Speaker Fees	-	\$ 2,500	
6092-00 · Web Site Design			
Total 6092-00 · Web Site Design	-	\$ 15,000	
6094-00 · Educational Coord			
Total 6094-00 · Educational Coord	3,500.00	\$ 10,000	285.71%
6097-00 · Fees for Services Other			
Total 6097-00 · Fees for Services Other (Graphics)	-	\$ 1,000	
6098-00 · Fees for Services - Other			
Total 6098-00 · Fees for Services - Other	39,000.00	\$ 34,500.00	88.46%

Maine Indoor Air Quality Council
Proposed Budget 2026-27
June 12, 2026 BOD Meeting

	Budget Jul 25 - Jun 26	Approved Jul 26- Jun 27 BUDGET	
		Jul 26 - Jun 27	% Prior Budget
Total 6000-00 · Fee for Service-Non Employee	44,500.00	\$ 65,700.00	147.64%
6100-00 · Non Labor Expenses			
6101-00 - Advertising			
Total 6101-00 - Advertising	450.00	\$ 1,000	222.22%
6200-00 · Office Expenses & Sup			
Total 6200-00 · Office Expenses & Sup	6,550.00	\$ 8,000	122.14%
6211-00 · Telephone (incl Conf)			
Total 6211-00 · Telephone (incl Conf)	850.00	\$ 1,000.00	117.65%
6212-00 · Postage			
Total 6212-00 · Postage	1,500.00	\$ 1,500	100.00%
6213-00 - Copying			
Total 6213-00 Copying	-	\$ 500	
6214-00 · Printing-Handouts			
Total 6214-00 · Printing-Handouts	1,150.00	\$ 1,000	86.96%
6300-00 · Internet & Web Hosting Admin			
Total 6300-00 Internet & Web Hosting Admin	1,500.00	\$ 1,500	100.00%
6400-00 · Facilities Rental			
Total 6400-00 · Facilities Rental	22,250.00	\$ 35,990.00	161.75%
6500-00 · Travel			
Total 6500-00 · Travel	4,500.00	\$ 5,000	111.11%
6601-00 · Meeting Food, Beverage			
Total 6601-00 · Meeting Food, Beverage	350.00	\$ 350	100.00%
6602-10 · Employee Prof Develop-Admin	500.00 *	\$ 500	100.00%
6800-10 · Insurance-Amin	1,400.00	\$ 1,500	107.14%
6906-32 · Other Expense-Golf Insurance			
Total 6100-00 · Non Labor Expenses	41,000.00	\$ 57,840.00	141.07%
6900-00 · Other			
6901-10 · Bank & Merchant Fees	5,848.00	\$ 6,500	111.15%
Total 6900-00 · Other	12,698.00	\$ 12,500.00	98.44%
Total Expense	175,698.00	\$ 218,040.00	124.10%
Net Ordinary Income	(4,033.00)	\$ 3,900.00	-96.70%
Other Income/Expense			
Employee Retention Credit			
Net Income	(4,033.00)	\$ 3,900.00	-96.70%
Non Income Related Cash Flow			



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Maine's Updated Warranty of Habitability Law: What You Need to Know About Mold & Moisture in Rental Properties

Effective **July 29, 2026**, Maine's updated **Implied Warranty of Habitability (WOH)** law takes effect. The updated WOH explicitly recognizes that **chronic moisture, leaking, humidity problems, and the resulting mold or bacterial growth (when outside the tenant's control)** make a rental unit unfit for human habitation.

This important update provides greater clarity for tenants, landlords, municipal officials, and the courts when addressing mold and moisture problems in rental housing.

Why was this change needed?

Maine's Implied Warranty of Habitability requires landlords to provide housing that is fit for human habitation, without conditions that endanger or materially impair the health or safety of tenants.

Although tenants frequently reported mold and moisture problems, the prior law did not specifically mention mold or chronic moisture. Research conducted by the Maine Indoor Air Quality Council found several challenges with this omission:

- Mold is naturally present everywhere, making it difficult for tenants to prove that it is specifically the mold in their rental unit that is causing their health problems.
- Although science indicates that exposure to mold growth indoors does cause health concerns, not everyone experiences symptoms from mold exposure.
- Tenants have had limited/no success obtaining legal remedies, despite clear evidence of moisture problems in their units.

The new legislation addresses this gap by explicitly linking chronic moisture and mold-related conditions to Maine's implied warranty of habitability requirements.

What does the new law do?

It will now be a breach of the implied warranty of fitness for human habitation when a landlord offers for rent a dwelling unit in which there is a leaking event, chronic moisture, or humidity conditions outside of the control of the tenant that results in the growth of mold, bacteria, or other biological organisms. The new law also covers common areas of dwelling units (areas that tenants have access to outside of their actual unit, such as hallways, stairwells, laundry rooms, storage rooms, etc.)

What does this mean for tenants?

The law is expected to:

- Provide clearer access to legal remedies when landlords fail to address moisture and mold problems.
- Make it easier for courts to evaluate mold and moisture cases.
- Improve access to existing tenant remedies, such as repair-and-deduct, as long as all statutory requirements are met.

Tenants should continue to report moisture problems promptly and in writing so that issues can be addressed before they become larger and more expensive issues for the landlord to repair.

What does this mean for landlords?

The law reinforces the importance of responding quickly and effectively to reports of leaks, dampness, or mold.

The presence of conditions that lead to mold growth may become a trigger for liability.

Even when a tenant's actions contributed to or created a moisture problem, landlords remain ultimately responsible for ensuring that rental units are properly repaired and restored before they are re-occupied. Addressing moisture problems early can help reduce repair costs, preserve property value, and limit potential liability.

What does this mean for municipalities?

Municipal Code Enforcement Officers and Local Health Officers now have clearer statutory support when assisting landlords and tenants with habitability complaints involving moisture and mold. The legislation provides a stronger connection between chronic moisture problems and housing habitability.

Looking Ahead

The Maine Indoor Air Quality Council believes this legislation will encourage earlier reporting of moisture problems, leading to faster repairs, healthier indoor environments, and preservation of Maine's housing stock.

The law also reinforces an important principle: **The best way to prevent mold is to prevent moisture.** Regular inspections, prompt repair of leaks, good communication between landlords and tenants, and routine moisture management by tenants remain the most effective ways to keep homes healthy.

Please note: This summary is intended for educational purposes only and is not legal advice. Individuals with specific legal questions should consult an attorney or appropriate legal assistance organization.