



Meeting Agenda for October 9th , 2024  
Redwood Empire Association of Code Officials  
1007-B West COLLEGE AVE # 326 SANTA ROSA CA 95401

**REACO Regular Meeting: Oct. 7th, 2025**  
**HELD AT: Crooked Goat 110 Howard St, Petaluma Ca 95492**  
**MEETING START TIME IS 12:00 pm**

**You can also join virtually through the Zoom link below.**

[https://us02web.zoom.us/j/85174934424?pwd=nX0mJHGLqhhME3jr\\_uHkK0fUP5jo9EX.1](https://us02web.zoom.us/j/85174934424?pwd=nX0mJHGLqhhME3jr_uHkK0fUP5jo9EX.1)

**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**SELF INTRODUCTIONS** (Officers, Guests, Members)

**APPROVAL OF MINUTES** – September 10th

**OFFICER REPORTS**

President: Kevin Scheumann –

Treasurer: Betty Li –

1. Account transactions summaries

Checking and savings beginning balance: \$

Deposits: \$

Debits and Checks: \$

Checking and savings ending balance: \$

Vice President: Ryan Rose

Secretary: Pam Miller

Past President: Richard Angley

**LIAISON REPORTS**

SCFPO: Devon Gambonini –

ICC Rep: Karyn Beebe – See Link <https://www.iccsafe.org/advocacy/gr-monthly-update/>

CBOAC: Eric Seabrook –

CALBO: Doug Hughes –

CEC Rep: Gagandeep Randhawa –

IAEI: Doug Hughes, Mike Stone –

BayREN: Dori Estrella – replaces Christine Condon

RECSI: **Crystal Wright**

ICC Region 1: Richard Anglely – Renewed membership

## **COMMITTEE REPORTS**

**Education Committee:** Eric Seabrook, David Willoughby and Kevin Scheumann –

**Web-Site Committee:** David Willoughby –

**ADU Committee:** Brad Cannon, Eric Seabrook, – See information on web page

**Scholarship Committee:** David Willoughby, Richard Anglely, Kris Kuntz, Ian Broeske

**Nominations Committee:** David Willoughby, Charles Lucus & Richard Anglely

## **PROGRAM**

(AI copilot for Plan Review) Casey Farmer & Brandon Levey

## **CODE ISSUES / QUIZ –**

## **CORRESPONDENCE AND ANNOUNCEMENTS**

## **LEGISLATIVE NEWS**

## **NEW BUSINESS**

## **OLD BUSINESS**

**ADJOURNMENT – next meeting on November 4<sup>th</sup> at Crooked Goat, 110 Howard St, Petaluma, CA - meeting invite will be sent out later in the month for those attending virtually.**



**August 5th, 2025, Meeting Minutes**  
Redwood Empire Association of Code Officials  
1007-B West COLLEGE AVE # 326 SANTA ROSA CA 95401

**REACO Joint w/ MCCAB, September 10, 2025**  
**HELD AT: 3501 Civic Center Dr. Rm 308A, San Rafael, CA**

**1. CALL TO ORDER and PLEDGE OF ALLEGIANCE**

The meeting was called to order at 12:00 p.m.

**2. SELF INTRODUCTIONS** (Officers, Guests, Members). ( online, in person).

**3. APPROVAL OF MINUTES –**

**4. OFFICER REPORTS**

President: Kevin Scheumann – Staff Meeting

Treasurer: Betty Li –

- Account transactions summaries. Betty provided a reading of the checking and savings statements and itemizations, along with the 3-CD's summary statement.
- Account transactions summaries.
- **Checking balance:**  
Beginning Balance (August 1, 2025) \$1,474.40.  
Ending Balance (August 31, 2025) \$1,419.97
- \$ Deposits: \$173.28 (Square, Inc.) 8/5/25: \$115.62, 8/5/25: \$57.66.
- \$ Withdrawals: \$ 0
- **Savings balance:**  
Beginning Balance (August 1, 2025) \$10,396.43  
Ending Balance (August 31, 2025) \$10,396.61
- \$ Deposits: \$0.18
- \$ Withdraws: \$ 0
- **7 Month Featured CD (8075): Next maturity date: 08/05/2025**  
Current Balance: \$13,590.22
- **13 Month Featured CD (8088): Next maturity date: 08/06/2025**  
Current Balance: \$13,476.93
- **7 Month Featured CD (7738): Next maturity date: 10/4/2025**  
Current Balance: \$10,157.76  
(Betty will go to B of A to extend 8075 and 8088 as they have reached their maturity dates).
- Treasurer's report verified by: Discussion regarding previously discussed unknown charge of \$71.76 for Café Bellini, Petaluma (see above, June report). Not approved

Vice President: Ryan Rose- No Report

Secretary: Pam Miller- No Report

Past President: Richard Angley- No Report

## **LIAISON REPORTS**

SCFPO: Devon Gambonini– Not present

ICC Rep: Karyn Beebe – Not present. See Link <https://www.iccsafe.org/advocacy/gr-monthly-update/>  
See links on REACO website. See attachment for more...

CBOAC: Eric Seabrook – ABM November 2-6 in Morro Bay. Working with Edu Committee- Lots of good  
Good things coming up!

CALBO: Doug Hughes –

CEC Rep: Gagandeep Randhawa- Not Present

IAEI: Doug Hughes, Mike Stone – N/A

BayREN: Christine Condon – Check agenda attachment for upcoming BayREN & Energy Code Ace  
Trainings.

RECSI: Nicole Garza- Not present

ICC Region 1: Richard Angley – Need to verify that REACO has renewed ICC membership.

## **COMMITTEE REPORTS**

**Education Committee:** Eric Seabrook, David Willoughby and Kevin Scheumann- Upcoming events,  
Looking for locations.

**Web-Site Committee:** David Willoughby – No report (maintenance).

**ADU Committee:** Brad Cannon, Eric Seabrook: No Report

**Scholarship Committee:** David Willoughby, Richard Angley, Kris Kuntz, Ian Broeske- Granted  
\$3,000.00 to currently unknown recipient.

**Nominations Committee:** David Willoughby, Charles Lucas, and Richard Angley will volunteer.

**Annual Audit Committee:** Completed. See agenda attachment.

## **PROGRAM**

MCCAB: Chris Logan, Marin County CDA Housing and Federal Grants- Just Cause Ordinance

## **CORRESPONDENCE AND ANNOUNCEMENTS-**

## **LEGISLATIVE NEWS-**

**NEW BUSINESS**- None

- a.
- b.
- c.
- d.
- e.
- f.

**OLD BUSINESS**- None

- a.
- b.

**ADJOURNMENT at 2:05 p.m. – next meeting is a REACO Regular Meeting: Oct. 7th, 2025 HELD AT:  
Crooked Goat 110 Howard St, Petaluma Ca 95492 -----meeting invite will be sent out later in the  
month for those attending virtually.**

# ICC Government Relations

October 2025

## Monthly Update

### INSIDE

#### CLEVELAND ROCKS!

Building tours include the Rock and Roll Hall of Fame  
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#### Public input sought

Deadline is October 29 for initial draft of ICC Performance Code  
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#### Introducing Municipity NextGen

Upgraded cloud-based system deemed transformative  
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### Got on-the-job photos and videos?

Share them with the audience at the ICC Annual Conference in Cleveland! [Here's how!](#)

## UPDATE YOUR CALENDAR

**2026 Public Comment Hearings – Group A & B April 19–28, 2026**

The Connecticut Convention Center, Hartford CT

**2026 ICC Annual Conference and Expo October 18 – 21, 2026**

Gaylord Opryland Resort Nashville, TN



## 2025 Annual Conference guide to events and details

The [International Code Council's 2025 Annual Conference, Expo and Committee Action Hearings](#) is quickly approaching! Taking place Oct. 19-30, this year's conference will feature opportunities to network, educational sessions and the chance to learn more about the latest innovations and trends in the building safety industry. Committee Action Hearings for Group B #2 International Codes® (I-Codes®) are scheduled for Oct. 22-30.

#### Lodging and travel

All conference events will be held at the [Huntington Convention Center in Cleveland, OH](#), unless specified otherwise. Attendees are encouraged to choose from four different [local hotels](#) for overnight accommodations, and the nearest airport is the [Cleveland Airport](#).

#### Registration

For those not already registered, you can find the registration page [here](#). For registration questions, please call Jessica Franklin (ext. 4333) at 1-888-ICC SAFE (422-7233), or email [conference@iccsafe.org](mailto:conference@iccsafe.org).

#### Key events during your stay in Cleveland

- ✓ On Sunday, Oct. 19 from 6 a.m. to 2 p.m., the Past Presiding Officers of the Code Council will host the Annual [Ron Burton Golf Outing](#) at the StoneWater Golf Club. This event includes a number of sponsorship opportunities and funds raised will go towards training and resources for the next generation of code officials.
- ✓ The [Expo](#) is set for 3-7 p.m. Sunday, Oct. 19 and Oct. 20 for 2-7 p.m. and will feature the latest products and services for the building industry.
- ✓ Expo Talks is back again this year with several 30-minute presentations on AI in the industry to disaster planning. New to the Expo this year is the [Technicolor Transport Challenge](#), a fun hands-on problem-solving event where teams compete to build a system to transport fluids to predetermined locations.
- ✓ On Monday, Oct. 20 from 8 a.m. to 11:45 a.m. the Code Council will host our 2025 Annual Business Meeting. This event will include updates from association leadership, a keynote speaker presentation and voting for the Code Council Board Officers and Directors. View the meeting notice [here](#).

And [check out this video](#) by our Annual Conference's keynote speaker **Kristin Scroggin**. [Read more here](#) →

## SURVEY: Help shape future of zoning and permitting

The **International Code Council**, in partnership with the **American Planning Association** and the **National League of Cities**, is conducting a brief survey to better understand best practices and common challenges in **zoning and building permitting processes**. Your input will help identify innovative approaches that make housing more accessible and affordable, while strengthening support for building safety and community development professionals. The survey takes only a few minutes to complete, and your feedback will contribute to a broader report highlighting:

- Proven best practices
- Common permitting and zoning challenges
- Strategies to address those challenges

We encourage you to participate and [share your knowledge by clicking here](#).

## Public input notice issued for ICC 605, standard for wildfire hazard areas

In accordance with the [International Code Council's Consensus Procedures](#), the public comment draft #1 of [ICC 605, Standard for Residential Construction in Regions with Wildfire Hazard](#), is available for public input for a period of 30 days starting Oct. 3. ICC 605 will specify advanced methodologies for wildfire-resistant design and construction for new and existing wood-framed, steel-framed, concrete or masonry structures in wildfire-prone areas. It will provide detailed guidelines for walls, floors, roofs, foundations, windows, doors and other construction components. Additionally, it will offer a methodology for identifying, assessing and retrofitting existing homes to protect against wildfire hazards. To view the public comment draft #1 of ICC 605, [click here](#). Comments must be actionable by the committee, submitted on the provided form and sent to Keith Enstrom, Committee Secretariat, [kenstrom@ICCsafes.org](mailto:kenstrom@ICCsafes.org) by November 17. To access the public comment form, [click here](#).

## Florida's single statewide standard saves lives and billions of dollars

OP-ED FROM GOVERNING MAGAZINE: As natural disasters intensify both in severity and frequency, with damages exceeding \$100 billion annually and the loss of hundreds of lives every year, the stakes are rising for state and local officials. They can no longer afford to be merely reactive once a hurricane, a tornado or a wildfire strikes. Instead, public leaders must ensure that their communities are resilient to the risks they face. One state has stood out in its readiness: Florida. Often ground zero for hurricanes, Florida has prioritized the resilience of the structures that make up its communities for decades. Its model offers a powerful example of what is possible when modern building codes are universally adopted.

[Read more here](#) →



## Rock & Roll Hall of Fame is on the building tours during ICC's 2025 event

Cleveland's Rock & Roll Hall of Fame is one of the most important organizations within music, honoring both music legends and those who have made a meaningful contribution to the industry. From Al Green to Green Day, Janet Jackson to Jackson Browne and Radiohead to the Talking Heads, the list of inductees is as powerful as it is prestigious. The museum is among the [building tours scheduled](#) for the [2025 International Code Council Annual Conference, Expo and Committee Action Hearings](#) (Oct. 19-30). Open daily from 10:00 a.m. to 5:00 p.m. (and until 9:00 p.m. on Thursdays), there will be plenty of opportunities for conference attendees to experience the history of rock and roll, including the "Welcome to Cleveland" event hosted at the Rock Hall on Sunday, Oct. 19.

[Read more here](#) →

## FEMA releases its annual Building Codes Adoption Tracking Fact Sheets

Just in time for fall, Federal Emergency Management Administration (FEMA) has released its annual **Building Codes Adoption Tracking Fact Sheets** that break down the code adoption status of every state and territory in the United States. As of this quarter, only 21 percent of the nation's jurisdictions have adopted current, natural-hazard resistant building codes, with 126.7 million (or 38 percent) of the population covered. Nearly a decade since the series' first iteration, FEMA is introducing a new population-based metric. Previously, the reports specifically showcased the annual percentage of communities adopting natural hazard-resistant building codes in high-risk flood, damaging wind, hurricane wind, tornado, and seismic areas. Although the new reports still categorize states and territories as "Higher Resistance," "Moderate Resistance," or "Lower Resistance," while providing a summary of significant building code adoption information, the new population-based metric (see the map below) shows the percentage of the U.S.

population with currently adopted codes. Remember, these annual reports serve as snapshots of a particular moment in time. Stay up to date with the country's code adoption status by going to [this link](#).. In addition, you can download your area's report [here](#)..

## Code Council co-sponsors 2025 Innovative Housing Showcase in D.C.

The [U.S. Department of Housing and Urban Development](#) (HUD) hosted the [2025 Innovative Housing Showcase](#) in Washington, D.C., co-sponsored by the International Code Council. This event brought together building safety professionals, manufacturers, builders and policymakers from across the nation to promote solutions addressing the affordable housing crisis. This year's theme, The American Home is the American Dream, highlighted history-defining events in housing, the pride of achieving the American Dream of homeownership and the future of housing innovation. The showcase featured innovative and affordable housing solutions and technologies aimed at expanding the housing supply, cutting construction expenses, enhancing resilience and making homes more affordable for both owners and renters. Code Council staff and Board Vice President Mike Boso [met with HUD Secretary Turner](#) while Code Council staff presented on a panel addressing best practices for construction regulation.

[Read more here](#) →

## The ICC Performance Code now available for public input until October 29

In accordance with the [International Code Council's Consensus Procedures \(ANSI\)](#), the initial draft of the [ICC Performance Code](#) (ICCPC), is available for public input for a period of 60 days starting August 29 and ending October 29. To view the initial draft, [click here](#). Changes may be submitted to the initial draft of the 2027 ICCPC [here](#). To provide a modern, updated, International Code®-based option, the Code Council is reimagining the ICCPC, a code originally developed during the 1996-2000 code cycle and largely unchanged since. This important effort is driven by the ["Reimagining the ICC Performance Code"](#) study, aimed at bringing the code up to today's industry standards. Rapid change related to the acceleration of new technology, pressures from climate change and population growth can make it difficult for traditional prescriptive regulatory approaches to remain current. The ICCPC is intended to provide an enhanced regulatory tool to address these issues.

[Read more here](#) →

## ACBA shows ICC members how the old way is sometimes the best way

The [American College of the Building Arts](#) (ACBA), a one-of-a-kind school that educates and trains artisans in the traditional building arts, recently hosted a chapter meeting for the [Coastal Code Enforcement Association of South Carolina](#) (CCEA), which represents building officials and code enforcement officers in the Coastal South Carolina jurisdictions. The meeting featured a presentation about the history of building codes, as well as a tour of the ACBA facility, including its impressive library. "The library itself has 17,500 items, around 13,500 of which are unique," said Lieutenant General (Retired) Colby M. Broadwater, III, President of ACBA. "It's designed around visual things. It's building arts, decorative arts, fine arts – it's what beauty looks like. In addition, we've collected quite a few older works that a lot of places don't have anymore. We're a repository for older work."

[Read more here](#) →

## ICC Plumbing, Mechanical, and Fuel Gas Updates

### Single stack drainage systems are cost-effective solution to challenges

The United States has some of the most water stressed regions in the world, prompting more localities to mandate water recycling systems. These requirements often double the quantity of drainage piping needed, as well as the associated labor and material costs. Compounding the challenge is the fact that the plumbing industry has a skills shortage on both the design and installation side, while housing and construction costs continue to rise nationwide. Single stack diversion drainage systems may be the solution to solving water recycling challenges without the astronomical price tag. The single stack system, also known as a primary ventilated stack, is a drainage piping configuration that relies solely on the stack vent for ventilation. This eliminates the need for a parallel vent stack, vents at traps, wet venting, circuit venting or any other venting strategy that requires a separate vent system at each level along the height of the building.

[Read more here](#) →

## The UA's VIP Program offers great careers, and not just a job, to veterans

The [United Association](#) (UA), which represents over 375,000 plumbers, pipefitters, welders and HVAC technicians across North America, launched their Veterans in Piping (VIP) Program to address two critical needs: supporting active-duty service members as they transition into civilian life, and filling the growing demand for skilled workers in the piping industry. Over the course of 17 weeks, participants of the program can gain hands-on experience in disciplines such as welding, sprinkler fitting and HVAC-R. The training is offered on military bases, making it accessible for service members before their separation date. The curriculum is industry-aligned, ensuring graduates are ready to step into high-demand roles. One of the program's unique strengths is its focus on hands-on learning.

Whether it is mastering precision welding techniques or installing fire suppression systems, participants spend most of their time working directly with the tools of the trade. This practical training not only builds skill but also instills confidence. Students who complete the program earn certifications recognized nationwide, giving them an immediate advantage in the civilian workforce.

[Read more here](#) →

## A2Ls and mixing refrigerants transition leads to supply chain challenges

The past few months have been filled with turmoil for the Heating, Ventilation and air conditioning (HVAC) industry as supply chain issues have interfered with the rollout of new air-conditioning equipment that uses A2L refrigerants. A key deadline within the U.S. Environmental Protection Agency's (EPA) regulations for residential and light commercial air conditioning and heat pump systems is approaching, and the industry is struggling to keep up with the demand for one of the predominant A2L refrigerants required to meet the regulations. On Jan. 1, 2026, it will no longer be legal to install HVAC systems using a refrigerant having a Global Warming Potential (GWP) greater than 700. As a result, distributors and installers have loaded up inventory with HVAC systems that use R-32 and R254B (the predominant A2L refrigerants) and are now beginning to install this equipment by the EPA deadline.

[Read more here](#) →

## ICC Family of Solutions Updates

### ICC Community Development launches transformative Muncity NextGen

ICC Community Development, a subsidiary of the International Code Council, recently launched Muncity NextGen. This transformative cloud-based platform is designed to streamline permitting, planning and code enforcement for jurisdictions of all sizes. Muncity NextGen offers a seamless, intuitive experience for staff, contractors and the public. The platform provides configurable workflows based on industry best practices, built-in reporting tools and direct access to the International Codes®. Municipalities can now work smarter and more collaboratively. "Muncity NextGen is a game-changer for local governments," said Dan Foster, General Manager of ICC Community Development. "We've combined decades of industry expertise with modern technology to deliver a solution that's powerful, flexible and easy to use. From permitting and inspections to code enforcement, Muncity NextGen helps communities thrive."

[Click here to learn more from a webinar!](#)

[Read more here](#) →

### ICC AI Navigator just got smarter with search history and content search

The future of code intelligence is now. ICC AI Navigator released its latest update featuring search history and content search integration. These new features bring the next level of code intelligence keeping you ahead of the curve and backed by a continually growing 2,400+ codes, standards and guides. The new [Search History](#) now keeps a complete log of your past activity, allowing users to revisit previous questions and answers any time. [Content Search](#) integration—lets you open [ICC AI Navigator](#) with a single click—already populated with your original query for instant AI-powered code insights. Work in sync anytime, every time. The new [Premium Enterprise](#) page highlights the latest team benefits such as Collaboration Features to share access to codes, notes and markups across your organization. Join us for monthly [Webinars](#) to learn how to maximize your code experience with the latest updates, tools and features.

### ICC-ES offers small-scale testing services for many fire-related standards

**ICC Evaluation Service (ICC-ES)** offers testing solutions to ensure building products meet all fire safety standards. Product size and form can be deciding factors in the need for small-scale testing. Our laboratories are equipped with the proper equipment to perform these tests on a variety of products including plastics. Testing will demonstrate products' resistance to fire, ignition rate, smoke development, and more. Specialized testing apparatuses are utilized by ICC-ES's accredited testing lab to evaluate Fire Resistance and Reaction to Fire characteristics. We use this small-scale (or benchtop) testing equipment to test building products and materials to multiple standards including those listed below.

- [ASTM E136](#) Standard test method for assessing combustibility using a vertical tube furnace at 750°C.
- [ASTM D1929](#) Standard test method for determining ignition temperature of plastics.
- [ASTM D635](#) Standard test method for rate of burning of plastics in a horizontal position.
- [ASTM D2843](#) Standard test method for density of smoke from the burning or decomposition of plastics.

[Read more here](#) →



## CODE QUIZ

March 2025

1. Per the 2022 CA Building Code, Table 1604.5, any occupancy not designated as an essential facility with an occupant load greater than 5,000 shall be classified as Risk Category \_\_\_\_.
  - a. I
  - b. II
  - c. III
  - d. IV
2. Per the 2022 CA Building Code, Section 1607.17, fixed ladders with rungs shall be designed to resist a single concentrated load of \_\_\_\_ pounds in accordance with Section 4.5.4 of ASCE 7.
  - a. 200 pounds
  - b. 250 pounds
  - c. 300 pounds
  - d. 350 pounds
3. Per the 2022 CA Building Code, Section 1703.1.3, an approved special inspection agency shall employ experienced personnel.....
  - a. educated in conducting , supervising and evaluating tests and special inspections.
  - b. who maintain current certifications for the special inspections that they perform.
  - c. with the necessary training to conduct assigned tests and special inspections.
  - d. all of the above.
4. Per the 2022 CA Green Building Standards Code, Nonresidential Mandatory Measures, Section 5.106.4.1.2, Long-term bicycle parking, for new buildings with tenant spaces that have 10 or more tenant-occupants, secure bicycle parking for \_\_\_\_ percent of the tenant-occupant vehicular parking spaces is required with a minimum of one bicycle parking facility.
  - a. 5 percent
  - b. 10 percent
  - c. 20 percent
5. Per the 2022 CA Electrical Code, Section 210.52, Dwelling unit receptacle outlets shall be installed in every kitchen, family room, living room, parlor, library, den, sunroom, bedroom, recreation room or similar room or area of dwelling units such that no point measured horizontally along the floor line of any wall space is more than 6 feet from a receptacle outlet. Receptacle outlets in or on floors shall not be counted as part of the required number of receptacle outlets unless located within \_\_\_\_ inches of the wall.
  - a. 12 inches
  - b. 16 inches
  - c. 18 inches
  - d. 24 inches

*Answer Key: 1: c 2: c 3: a 4: a 5: c*

Please contact Ron Beehler by email at [rbeehler@bpr-grp.com](mailto:rbeehler@bpr-grp.com) to discuss any questions.