Meeting Agenda
Redwood Empire Association of Code Officials
1007-B West COLLEGE AVE # 326 SANTA ROSA CA 95401

REACO Regular Meeting: November 3rd, 2026
HELD AT: Jimmy's Lakeside Grill; 1320 19th Hole Dr, Windsor Ca 95492
MEETING START TIME IS 12:00 pm

You can also join virtually through the Zoom link below.

https://us02web.zoom.us/j/86307303379?pwd=hhknYTRDQapIYrJSGSZlqFDXHvVxHi.1

CALL TO ORDER and PLEDGE OF ALLEGIANCE

SELF INTRODUCTIONS (Officers, Guests, Members)

APPROVAL OF MINUTES – October meeting

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: Rob Spaulding

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 –

RECSI: Michael Wright –

ICC Region 1: Richard Angley –

COMMITTEE REPORTS

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

Web-Site Committee: David Willoughby –

Scholarship Committee: Spring 2027

Nominations Committee: Michael Wright, Eric Seabrook, Charles Lucas, and Kevin Scheumann

PROGRAM

G13 – Middle Housing Guideline Development Committee; **Kevin T. McOsker, P.E., CBO**

Vice President Technical Resources Innovation & Growth; International Code Council

website link for the committee: https://www.iccsafe.org/committees/g13/

CODE ISSUES / QUIZ -

CORRESPONDENCE AND ANNOUNCEMENTS

LEGISLATIVE NEWS

NEW BUSINESS

1. **Officer Nomination(s); & Co-Presidency**
2. **Ballot to send out**
3. **Solicit gifts for December raffle**

OLD BUSINESS

ADJOURNMENT – next meeting on Thursday December 3rd, 2026. In Windsor - meeting invite will be sent out later in the month for those attending virtually.

Efficiency Division Updates

CALIFORNIA ENERGY COMMISSION

ICC Chapter Monthly Meeting November 2026

Energy Code Related Updates

- **Business meeting agendas and recordings**
  - **October 19** –approval of:
    - Contractors State License Board (CLSB)
      - Memorandum of Understanding between CLSB and CEC establishing framework for coordinated communication, data sharing, and joint enforcement efforts at improving contractor performance and support permitting and compliance.
  - **November 18** – agenda pending
  - Next: **December 16**
- **2025 Energy Code**
  - All approved software is available at the **2025 Energy Code Compliance Software webpage**
  - CBECC version 2025.3.0 is now available for performance compliance with the 2025 Energy Code. **CBECC 2025 3.0 release page**.
    - New permit applications made on or after December 18, 2028 must use CBECC 2025.3.0 or newer compliance software
- Visit the **CEC 2028 Energy Code webpage**
  - CBECC 2028.0.1 RV is available from the **2028 Energy Code CBECC Research Software webpage**
  - Pre-Rulemaking Draft Language now available for public review and comment on:
    - **Docket: 25-BSTD-03 -** Comments are due by November 5, 2026
- New resources now available on the Energy Code Support Center:
  - **Summer Blueprint Newsletter**
  - **2025 Single-Family Pools and Spas FAQs**
  - **2025 Nonresidential and Multifamily Pools and Spas FAQs**
  - **2025 Nonresidential Cool Roofs FAQs**
  - **2025 Nonresidential Vestibules FAQs**

Energy Code Training and Events

- **Energy Commission training and events**
  - Nov 4 - 5 – CBOAC ABM – State Agency Panel: 2025 Energy Code Updates – San Diego
  - Nov 5 - 3C-REN Forum – Exhibitor Booth – San Luis Obispo
  - Nov 17 – IHACI – Exhibitor Booth - Pasadena
  - Nov 30 – CALBO CTI – 2025 Energy Code: Pools & Spas – Online
- **Energy Code Ace training**
  - Nov 3 – Single-family Compliance: EnergyPro Introduction

    - Nov 3 - 4 – Nonresidential & Multifamily Standards for Plan Examiners
    - Nov 4 – Single-family Compliance EnergyPro Advanced
    - Nov 5 – Single-family Compliance: Modeling Tips
    - Nov 5 – 2025 Nonresidential CEA Exam Preparation Workshop
    - Nov 6 – Single-family Standards: Envelope
    - Nov 9-10 – Single-family Standards for Building Inspectors
    - Nov 12 – Single-family Standards: Solar & Battery Storage
    - Nov 16-17 – Advanced CBECC Energy Modeling for Single-family Building
    - Nov 18-20 – Single Family Compliance: Modeling
    - Nov 18-19 - Single Family Standards for Plans Examiners
- **BayREN training**
    - Nov 4-ECC (formerly HERS) Registry
- **3C-REN training**
    - Nov 3 – Health and Resilience of Clean Energy Homes
    - Nov 5– Collaborative Solutions for Energy Code Compliance: Central Coast Conversation with the CEC
    - Nov 10 – Resiliency with Grid-tied Solar & Battery
    - Nov 12 – Ask the Experts: HVAC Design Process
    - Nov 13 – Ventilation 101
- **I-REN training**
    - Nov 5 – Passive House Mechanicals
- **Central California Rural (CCR) REN training**
    - Nov 4 – Cold Climates: Best Practices for Residential Energy Compliance
- **San Diego REN resources**
- **SoCal REN resources**
- **Northern Rural Energy Network - NREN** - coming soon
- **California Regional Energy Networks - CalREN** (home page for all RENs)
- **PG&E training**
- **Southern California Edison training**
- **SoCal Gas education**

Energy Code Resources

- **Energy Code Support Center**
- Energy Code Hotline: call 800-772-3300 or use **hotline submission form**
- **2025 Energy Code Compliance Software**
- **Local Energy Code resources**
- **CalGreen resources**
- **Building and Home Energy Resource Hub**
- **2028 Energy Code - Codes and Standards Enhancement (CASE)**
    - Energy Code Compliance Study – Email **SCO@energy.ca.gov**

Receive regular updates via email

- **Blueprint Newsletter email list**
- **Building Standards email list**
- **Appliance Standards email list**

ICC Government Relations

November 2026

Monthly Update

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Is your department considering adopting? Use ICC resources
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Meet ICC's 2026-2027 Board of Directors

A record number of safety professionals from around the world attended the 2026 ICC Annual Conference + Expo in Nashville on October 18-21.

During the Annual Business Meeting on October 19, ICC members elected new officers and directors to its 2026-2027 Board of Directors, seen at right.



The newly elected officers include:

- **President**— Steve McDaniel, CPCA. McDaniel is the Building Official for the City of Corning, NY. McDaniel also serves as a building consultant and for many years ran his own construction business. He has been an active member of several ICC Chapters in New York State and is Past President of the New York State Building Officials Conference.
- **Vice President**— Michael Savage, MCP, CBO, CFPS, CEI-M. Savage is the Principal Project Manager and Building Official for Willdan Engineering, Inc. and represents the Town of Oakland, Florida. Savage currently holds 43 ICC certifications, including Master Code Professional.
- **Secretary/Treasurer** — Benjamin Breadmore, CMM, ICMA-CM. Breadmore serves as Town Manager and Chief Building Official for the Town of Holden, Maine. He holds certifications in all 14 required code disciplines through the State of Maine.
- In addition to the election of new officers, Mike Boso moved into the Immediate Past President position.

Additionally, newly elected and re-elected directors include:

- **Section C Director for a three-year term:** Andre Jaen, MCP, CBO, CSP. Jaen is a Government Services Manager with Shums Coda Associates and represents Cherry Hills Village, Colorado.
- **Section E Director for a one-year term:** Ron Clements. Clements is the Director/Building Official for Chesterfield County Building Inspection Department, Virginia.
- **Section F Director for a three-year term:** John "JC" Hudgison, MPA, CBO, CFM. Hudgison is the Construction Services Center Manager and Chief Building Official for the City of Tampa, Florida.
- **Director At-Large for a three-year term:** Andy Higgins, MBA, CBO, MCP. Higgins is the Customer Success Director for the Seattle Department of Construction & Inspections.
- **Director At-Large for a three-year term:** Marty Moseley. Moseley is the Director of Code Enforcement for the Town of Ithaca, NY.
- **Director At-Large for a three-year term:** Sean Toomey, PE. Toomey is the State Fire Marshal for the State of New Hampshire Division of Fire Safety.

Meet all the members of the 2026-2027 Board of Directors →

UPDATE YOUR CALENDAR

2007 Leadership Week and Committee Action Hearings Group A #1
April 12-22, 2027
Frisco, TX

ICC Honors Building Safety Professionals with 2026 Awards

During its 2026 Annual Conference, the International Code Council recognized individuals and organizations within the building safety industry who stand as examples of industry excellence. Additional award recipients will be recognized throughout the year, including during the 2027 ICC Leadership Week.

This year's recipients exemplify the dedication, leadership and commitment that strengthen the building safety industry.

See the list of award winners →

Preparing for the 2027 International Codes: New Resources Available

The release of the 2027 International Codes® (I-Codes) is the culmination of a three-year, consensus-driven development cycle involving thousands of code officials, design professionals, builders and public safety experts. For jurisdictions across the country, publication starts a familiar clock: the decision of whether, when and how to bring the newest editions to their communities. Adopting a code edition is a project — one with a budget cycle, a legislative calendar, a training plan and hundreds of small operational decisions that determine whether day one feels seamless or chaotic. The accompanying one-page adoption timeline distills our interviewees' collective playbook: what must happen and when, working backward from your effective date.



Building officials share insights into adopting codes →

November Highlights from ICC Training: 2024 Significant Changes

Looking for training? The International Code Council offers a variety of training options for every individual to earn continuing education units, learning units and/or Professional Development Hours (CEUs, LUs and/or PDHs) that can be used toward ICC certification renewal. Check out the latest offerings and options!

Check out training highlights for November →

Recent Hurricane Puts Focus on Disaster Mitigation and Preparedness



The United States experiences a wide range of natural disasters, and the recent landfall of Hurricane Isaias underscores the importance and ongoing need for community-level disaster mitigation and preparedness. Building officials, fire code officials and emergency managers are at the forefront of these efforts and are ultimately responsible and accountable for a community's ability to absorb disaster shocks and stressors during response and recovery, which is commonly measured in terms of community resilience. ICC's Fire and Disaster Mitigation Team offers resources to inform and educate on specific hazards and how the International Codes® may be applied to help communities build natural disaster resilience capabilities and capacity.

Learn about resources available from ICC to assist →

ICC Co-Sponsors HUD's Innovative Housing Showcase on National Mall



The International Code Council remains committed to helping deploy innovations that address housing affordability, including off-site construction, and returned as co-sponsor of the 2026 Innovative Housing Showcase. Hosted by the U.S. Department of Housing and Urban Development (HUD), the event took place Sept. 22-24 at the National Mall in Washington, D.C. Ryan Colker, ICC's Executive Director, Energy, Resilience & Innovation, was among the panelists who participated in the discussion, "Modernizing How America Builds." Colker highlighted ICC's work with the Modular Building Institute (MBI), which includes the development of unified ICC/MBI standards for off-site and modular construction. ICC also launched the

Approval & Construction Accelerator, which features a curated catalogue of homes and ADUs with pre-approved plans and builders ready to deliver.

Find out more about off-site construction and the ICC/MBI 1200 Standards →

SolarAPP+ Completes ICC Software Audit

SolarAPP+ became the first and only automated permitting platform to successfully complete an independent audit by the International Code Council. Earlier this year, ICC's review team examined a SolarAPP+ approval document from each of the platform's System Design Categories. Each document was checked against the project details and the code, including calculated values such as wire sizing, grounding and bonding, control, and overcurrent protection, as well as the fire-safety requirements. The audit determined there were no errors in the platform's underlying calculations, accurately reflecting the applicable requirements of the 2024 IRC, 2024 IFC and 2023 NEC. Code citations and language were updated to more closely reflect the evaluated code editions, and no finding required a change to calculation logic.

Read more about the audit and ICC's Expert Services →

ICC Pulse Podcast: Tales from Code Enforcement

In the latest episode of the ICC Pulse Podcast, host Beau Hansen revisits one of our most popular topics – code enforcement. He sits down with code enforcement professionals to learn about their work, lessons from the field and their participation in the ICC Code Enforcement Credentialing Exam Development Committee to get a behind-the-scenes perspective about their process, goals, value to the industry and more.

Listen to the latest episode →

Applications Due December 15 for Emory R. Rogers Leadership Fellowship

Ready to take your building safety career to the next level? The Emory R. Rodgers Leadership in Building Safety Fellowship is awarded annually to a building safety professional pursuing an executive-level career path, aiming to enhance leadership skills through an eligible program sponsored by a higher education institution. The Fellowship provides up to $20,000 to cover the full educational program costs and travel expenses for the recipient. Applications are due by December 15.

Learn more and apply →

Remote Virtual Inspections Committee Applications Due December 30

Applications are being accepted for the Remote Virtual Inspection for Energy and Water Performance in Buildings Committee (IS-ERVI), which will develop ICC/RESNET 1450, a standard that provides guidance for implementing Remote Virtual Inspection (RVI) for energy code compliance and for building water and energy efficiency performance. The application deadline is December 30.

Learn about the committee and get details on applying →

ICC Plumbing, Mechanical, and Fuel Gas Updates

Code Corner: IPC Chapter 3

This month, we're spotlighting the scope of Chapter 3 of the 2024 International Plumbing Code® (IPC): General Regulations. Installers and code officials need to be aware of the possible consequences to the footings and, where necessary, consult with a design professional concerning the footing design.

Learn more about sewer management and how codes and standards can help→

ICC Family of Solutions Updates

ICC-ES Issues First Canadian Evaluation Report for Wood Screw Products

ICC Evaluation Service (ICC-ES) recently issued its first Canadian Evaluation Report (ESR-3046-CA) for Simpson Strong-Tie, marking an important milestone in the expansion of ICC-ES technical evaluation services for the Canadian market. "We're excited to make it easier for manufacturers to bring their products to the Canadian market," said David Beauchamp, Regional Manager for ICC-ES Canada. "This first Canadian Evaluation Report shows that ICC-ES can provide Canada-specific evaluations for qualifying products."

Learn more about Canadian Acceptance Criteria Development→

Demystifying the Code: Experts Share Real-World Perspectives on Code

Have you watched ICC's Demystifying the Code series? Experience the code in a new way with expert-led interviews that provide practical knowledge, technical guidance, and real-world perspectives to help professionals navigate the code with confidence.

See the Demystifying the Code video collection →

Digital Codes Premium Offers Pricing Plans

Digital Codes Premium offers Base, Professional and Complete pricing plans, as well as options for Enterprise users. The plans are designed to simplify the buying process and better align with customer needs by offering the same tools and features across all plans, with the primary difference being the titles included. Read more about the pricing and plan details. Learn more about Digital Codes Premium here →

BPR CODE QUIZ

January 2026

1. Per the 2025 California Building Code, Section 506.2.1, Equation 5-2 for Allowable Area (Aa+[At + (NS x If)] x Sa, with Sa = 4 where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.
    a. True
    b. False

2. Per the 2025 California Building Code, Section 420.2, walls separating _____ in the same building, walls separating _____ in the same building, walls separating _____ in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.
    a. dwelling units; sleeping units; dwelling or sleeping units
    b. dwelling units; sleeping units; dwelling units from sleeping units
    c. dwelling units from sleeping units, dwelling units; cooking areas

3. Per the 2025 California Residential Code, Chapter 2, Definitions, any repair, reconstruction, rehabilitation, alteration, addition or other improvement of a building or structures, the cost of which equals or exceeds 50% of the market value of the structural before the improvement or repair is started, is a:
    a. Substantial Improvement
    b. Substantial Alteration
    c. Substantial Rebuild

4. Per the 2025 California Residential Code, Section R302.3.5 (new), where one dwelling unit in a two-family dwelling is located above the other and an automatic sprinkler system complying with Section R309 is not provided in both dwelling units, _____ shall apply:
    a. Horizontal and vertical assemblies separating the dwelling units, including an interior stairway serving as the means of egress for the upper dwelling unit, shall be constructed in a manner that limits the transfer of smoke.
    b. A notification appliance connected to smoke alarms in the other dwelling unit shall be provided in each dwelling unit.
    c. Both “a” and ” b”
    d. Neither “a” or “b”

5. Per the 2025 California Plumbing Code, Section 422.1.1, for toilet facilities designed for use by all genders, the minimum number of fixtures shall be the aggregate calculated at _____ in accordance with Table 422.1. Where all-gender fixtures are provided in addition to separate men's and women's facilities, those fixtures _____ be included in determining the number of fixtures provided in an occupancy.
    a. 50% female and 50% male; shall not be included
    b. 40% female, 40% male and 20% all gender; shall be included
    c. 50% female and 50% male; shall be included

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

Please contact Ron Beehler by email at rbeehler@bpr-grp.com to discuss any questions.

REACO BALLOT: December 3rd, 2026

TREASURER

Betty Li

Alternate_____

SECRETARY

Dori Estrella

Alternate_____

VICE PRESIDENT

Rob Spaulding

Alternate _____

Co PRESIDENT

Eric Seabrook & David Willoughby

Alternate _____

Circle or write in name to indicate selection for position, email ballot to reacoicc@gmail.com no later than 12:00pm on December 1st to allow for email in ballot to be counted. One vote per group membership.



FALL 2026 SYMPOSIUM

BUILDING RESILIENCE SERIES - FIRE

NOV. 19TH 2026

North Coast Builders Exchange
9 am - 4 pm

TOPIC:

How do we design, construct, and maintain buildings to resist and survive the natural elements - Fire, Air, Water, and Earth?

How do we make buildings resilient?

Join us as we explore aspects of these design areas as they relate to the natural elements in construction in a series of events through 2028.

REGISTRATION REQUIRED

CSI MEMBER: $20
NON-MEMBER: $30

SPEAKER, VENDOR AND SPONSOR OPPORTUNITIES AVAILABLE

CLICK HERE TO REGISTER!

RECSI will be donating half of General Admission proceeds to the North Bay Construction Corps!

CSI®
REDWOOD EMPIRE CHAPTER

CONTACT US

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www.recsi.org