



Meeting Agenda for November 4th , 2024
Redwood Empire Association of Code Officials
1007-B West COLLEGE AVE # 326 SANTA ROSA CA 95401

REACO Regular Meeting: November. 4th, 2025
HELD AT: Jimmy's Lakeside Grill; 1320 19th Hole Dr,
Windsor, CA
MEETING START TIME IS 12:00 pm

You can also join virtually through the Zoom link below.

<https://us02web.zoom.us/j/89235151045?pwd=RdzCntE7eCWO5zWnapaeTznzkbR3cV.1>

CALL TO ORDER and PLEDGE OF ALLEGIANCE

SELF INTRODUCTIONS (Officers, Guests, Members)

APPROVAL OF MINUTES – Tabled

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: John Pazos

RECSI: **Michael 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

Energy Code requirements for Non Residential New Construction by Todd Ferris

CODE ISSUES / QUIZ –

CORRESPONDENCE AND ANNOUNCEMENTS

LEGISLATIVE NEWS

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT – next meeting on December 2nd at (TBD) - meeting invite will be sent out later in the month for those attending virtually.

Monthly Update

INSIDE

Your input sought on IRC

Effort attempts to simplify IRC
and find cost savings
Page 2

NACO Summit held in Arizona

Photo spread captures moments
from the new chapter's event
Page 3

ICC-ES begins new initiative

Strategic initiative to promote
product transparency
Page 5



SURVEY: Share your insights on zoning and permitting processes
Please take a minute to answer this brief survey, sponsored by ICC and the American Planning Association, on best practices and challenges in zoning and building permitting processes. This survey closes Nov. 14.
[Share your insights here.](#)

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

Your voice is urgently needed to pass Pro Codes Act

Hundreds of your fellow building safety codes officials just left Cleveland where they worked long hours on the updates for the 2027 International Codes. But their work and your ICC Codes depend on you to take a few minutes and act today to help them to pass the [Pro Codes Act](#) (H.R. 4072). In recent years, high-tech companies that contribute nothing to the code development process have been profiting from your efforts. These companies simply take your work and sell it to others without having developed or paid for it themselves. To protect our investments of time, money and volunteer work in the code development process and prevent unauthorized and erroneous copies of the codes from being published, the bipartisan Pro Codes Act is urgently needed.

We've made contacting your Members of Congress easy!

Join the International Code Council and a [broad coalition](#) of building and fire safety organizations by clicking [HERE](#) to ask your Member of Congress to support this important legislation. Last year, the U.S. House Judiciary Committee overwhelmingly advanced Pro Codes by a vote of 19 to 4, but the legislation ultimately failed by a handful of votes to advance further. No doubt, an extra effort by your colleagues will make all the difference! We're confident that with your help, this reintroduced Pro Codes Act can pass soon.

[Read more here](#) →

Member Community App ready for Apple & Android

The Member Community App is now available for [Apple](#) and [Android](#) devices! It's easier than ever for you to connect with fellow members, ask questions and share experiences, join a Membership Council, create or attend an event, find a mentor or become a mentor, and more. If you haven't already, [click here to join](#), and sign in using your existing myICC username and password (the Member Community can also be accessed via the myICC portal). Once in, we recommend visiting the Getting Started page where you'll find FAQs, tips and everything you need to navigate the platform. This free resource provides a central hub for Code Council members to network, share ideas and advance their careers in the rapidly evolving building safety industry. From accessing the latest updates on Code Council news and events to joining professional groups and exchanging insights in forums, the Member Community offers tools and resources tailored to help members maximize their experience as a Code Council member.

Download now!

Multi-disciplinary research team seeks your input on IRC improvements

To ensure model codes are aligned with best practices for safety, usability and construction cost efficiencies, earlier this year, the International Code Council (ICC) announced a wholistic review of the International Residential Code® (IRC) to identify potential changes that can reduce construction costs and simplify the code without degrading existing life safety requirements. It established a Code Council Board IRC Review Committee (BIRC) and will shortly appoint an Advisory Committee of building safety experts. To facilitate this review, the Code Council is working with an independent multi-disciplinary research team, which includes personnel from Clemson University, Western Michigan University and San Jose State University. The research team is beginning its review with a call for public comments, which are due by November 28. Your insights will be instrumental in guiding this work and shaping future improvements to the IRC.

[Read more here](#) →

ICC announces agreement with Ekotrope to assist energy code compliance

The International Code Council (ICC) recently announced a strategic agreement with Ekotrope, a leading provider of energy efficiency software for residential construction. ICC and Ekotrope will collaborate to produce digital tools that simplify and standardize energy code compliance, making it easier for industry professionals to consistently meet and enforce regulatory requirements and improve building performance. These tools will also streamline workflows and provide flexible compliance options, creating meaningful cost savings for all stakeholders. This partnership underscores ICC's commitment to leveraging digital tools that empower builders, code officials, and energy raters to build and verify safe, efficient, affordable homes. Ekotrope provides the most capable and user-friendly software for HERS Ratings and IECC performance path compliance, also supporting dozens of utility-sponsored energy efficiency programs, making it a trusted resource for builders, raters, and utilities nationwide.

[Read more here](#) →

Code Council members elect the 2025–2026 Officers and Directors

Members of the International Code Council welcomed a new slate of officers and directors to its 2025–2026 Board of Directors on Oct. 20 at the Code Council's 2025 Annual Conference in Cleveland, Ohio. Three senior officers were elected to the Executive Committee and five directors (two sectional and three at-large) were elected or re-elected to serve on the board by eligible Code Council voting members. Officers elected were **Mike Boso**, President; **Steve McDaniel**, Vice President; and **Michael Savage**, Secretary-Treasurer. Board members elected were:

- **Section B Director (three-year term):** Jessica Fust of Montana (Section B includes the states of Idaho, Montana, Wyoming, North Dakota, South Dakota, Minnesota, Iowa, Wisconsin, and the Canadian provinces of Alberta, Saskatchewan, and Manitoba.)
- **Section D Director (three-year term):** David Molnar of Ohio (Section D includes the states of Nebraska, Kansas, Missouri, Illinois, Michigan, Indiana, Ohio, Kentucky, and the Canadian province of Ontario.)
- **Director At-Large (three-year term):** Jack Applegate of Oregon
- **Director At-Large (three-year term):** Rachel Parrish of Texas
- **Director At-Large (one-year term):** Andy Higgins of Washington

[Read more here](#) →

Code Council honors building safety professionals with its 2025 awards

During its 2025 Annual Conference in Cleveland, Ohio, the International Code Council recognized individuals and organizations within the building safety industry who stand as examples of industry excellence with these awards:

The Bobby J. Fowler Award - Robert Davidson, Managing Partner for Davidson Code Concepts, LLC.

The Chapter of the Year Award - Big Sky Country – Montana's ICC Chapter.

The Chapter Merit Award - Building Officials of Palm Beach County, the San Diego Fire Prevention Officers Association and the Maryland Building Officials Association.

The Community Service Award - City of Dallas Code Compliance and the City of South Fulton Code Enforcement.

The Educator of the Year Award - California Fire Prevention Institute.

The Gerald H. Jones Code Official of the Year Award - Yolanda Bundy, Director of Environmental Sustainability Department and Building Official for the City of Malibu, CA.

The Global Award - Jimata Kabua, Assistant Secretary for the Republic of Marshall Islands Ministry of Public Works, Infrastructure and Utility.

The Meritorious Service Award - Lucas Pump, Building Inspector for the City of Cedar Rapids, IA.

The National Leadership in Sustainability and Energy Efficiency Award - Greg Johnson, owner of Johnson & Associates Consulting Services, St. Paul, MN.

The PMG Leadership Award - Spencer Brown, Director of Sales for Pfister Faucets and Project Lead of *American Plumber Stories*.

The Raising the Profile Award - Ryan Celestino, Electrical Inspector with Newport News, VA.

The Robert W. Gain Fire Prevention Leadership Award - Christopher Brunette, Chief of Fire and Life Safety with the Colorado Division of Fire Prevention and Control.

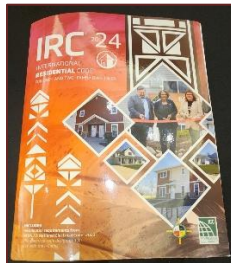
The Trailblazer Award - Julissa Garcia, Owner of j.design.studio in San Diego, CA.

The W. Scott Copp Chapter Leadership Award - Adele Schaffeld, Building Official for Malheur County, OR.
For more information on the Code Council Awards Program, click [here](#).

[Read more here](#) →



Greetings from the 2025 NACO Summit in Chandler, Arizona



With 30 tribal nations represented, the second annual Native American Code Officials (NACO) Summit took place Sept. 30 to Oct. 2. Sponsored by the NACO Chapter of the International Code Council (ICC), the summit focused on experiences and insights from tribal government representatives who have enforced building codes to protect the safety and property investments of Native Americans. Titled “Promoting Tribal Sovereignty through Tribal Building Codes,” the event was held at the Wild Horse Pass Resort and Casino just south of Phoenix, Arizona. Watch for the feature story on this important event in the Building Safety Journal. [Top photo was taken by Daniel Jackson.]



GOT PULSE? Elevating construction through partnerships is the focus

In Episode 64, we explore building science in the [International Residential Code®](#) and the need for collaboration between builders and code officials – emphasizing smarter building practices. Host Beau Hanson sits down with home builder Matt Risinger, host of the [The Build Show](#) and founding partner of [Risinger Build](#), who discusses how evolving codes, construction and architectural trends impact the sustainability and resiliency of the industry.

[Read more here](#) →

ICC Plumbing, Mechanical, and Fuel Gas Updates

Four reasons cited for considering the use of trenchless technologies

The state of our underground sanitary drainage infrastructure plays a crucial role in maintaining the safety, health and functionality of our communities. Aging and damaged building sewer and drainage piping poses significant challenges for cities worldwide. The traditional method of pipe replacement, which involves digging up roads and landscaping, often causes environmental damage and costly disruptions to daily life. That's where trenchless technology comes into play – a game-changing approach to pipe replacement and rehabilitation that provides less disruption, greater speed and lower costs. Trenchless technology refers to a set of methods used to install, replace or repair pipes without the need for large-scale excavation. The two most common trenchless techniques are pipe replacement and pipe lining, each designed to address specific challenges in underground infrastructure. Trenchless pipe replacement involves inserting a new pipe into an existing, damaged one through a process called pipe bursting. A specialized bursting head is pushed through the old pipe, breaking it apart while simultaneously pulling in the new pipe.

[Read more here →](#)

Apprenticeship programs are critical to the future of the PMG professions

In the ever-evolving world of building systems, the importance of a well-trained, adaptable workforce cannot be overstated. As a plumbing apprenticeship instructor for the past five years, I've had the privilege of guiding fourth-year apprentices through the final stages of their training. This experience has not only deepened my appreciation for the trades, but it's also reinforced the vital role apprenticeship programs play in sustaining our industry.

[Read more here →](#)

ICC Family of Solutions Updates



MANITOBA BUILDING OFFICIALS ASSOCIATION's 2025 Fall Seminar & Trade Show in Winnipeg October 29-30 was the latest of several conferences staffed by David Beauchamp, Regional Manager, ICC-ES Canada. Beauchamp (left) has been working throughout Canada to establish a Canadian-based Evaluation Committee, much like the one in the United States with ICC-ES, but comprised of Canadian building officials who can assess acceptance criteria for compliance with the National Building Code of Canada.

Video commemorates International Accreditation Service's 50 years

The International Accreditation Service (IAS) was founded with a vision to enhance public safety, build trust in systems of conformity and support the credibility of organizations around the world. Today, IAS is a dynamic, internationally recognized accreditation body with a far-reaching impact across multiple sectors of society. You can [watch this video commemorating IAS's valuable 50-year contribution](#) to the world's built environment.

[Read more here →](#)

ICC-ES announces strategic initiative with Sustainable Minds, LLC

ICC Evaluation Service (ICC-ES) and Sustainable Minds, LLC, recently announced a strategic initiative to promote product transparency (environmental performance and material health) and conformity assessment in high-performance building design and construction. The collaborative effort between two organizations dedicated to advancing the built environment will benefit building product manufacturers, design and construction professionals, facility managers, owners, and building officials by expanding awareness, adoption, and use of high-performance, code-compliant, and innovative building products and materials.

[Read more here](#) →

ICC-ES conducts thermal performance testing to the ASTM C518 standard

Getting insulation products to market is about more than just production, it's also about ensuring the products meet expectations. Thermal transmission testing is a vital part of this process to ensure products are up to national standards. ICC-ES laboratories conduct testing to [ASTM C518](#), the Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus. ICC-ES labs perform ASTM C518 testing for a wide range of insulation and construction materials. Conducting this thermal performance testing will provide an R-value rating. The R-value measures how effectively an insulating material can resist heat flow—the higher the R-value, the better the material's insulating capability and energy efficiency. As LEED standards and state-wide energy codes gain prominence, products' R-value has never been more important. Partnering with ICC-ES means accurate testing by expert engineers with a quick turnaround time to get products to market faster. [Contact ICC-ES today](#) to learn more!

REACO ICC Chapter Monthly Meeting

November 2025

Energy Code Related Updates

- **Business meeting agendas and recordings**
 - **October 8**
 - Approved 2025 ACM Reference Manual and 2025.2.0 CBECC software
 - **November 12** – (Agenda Pending) Potential approvals of:
 - CHEERS as an ECC Provider under the 2025 Energy Code
 - ATTCPs under the 2025 Energy Code
 - Local Ordinances Exceeding the 2025 Energy Code
 - Menlo Park – Enhanced envelope and water piping insulation, fuel switching for HVAC and water heating in single-family additions and alterations valued at \$100k or more
 - Mill Valley – Energy and electrification measures for single-family additions and alterations of 500 sq ft or more (except ADUs and JADUs)
 - Ojai – Energy and electrification measures, EV charger-ready requirements for single-family additions and alterations of 1000 sqft or more (except ADUs and JADUs)
 - Sunnyvale – Heat pump space heater-ready, electric-ready, EV charger-ready requirements for newly constructed single-family homes; heat pump or ECC verification requirements for single-family HVAC alterations
 - Next Business Meeting: December 8
 - The CEC and City of San Diego invite local jurisdictions to a full-day, in-person San Diego Regional Forum on Nov 21, focused on 2025 Energy Code updates and implementation strategies, to include:
 - Hands-on in-person training led by CEC experts and ATTCP trainers, focusing on key nonresidential code changes that affect plan check and inspections
 - Hybrid AHJ Quarterly Forum to exchange ideas, challenges, and best practices on energy code compliance and enforcement
 - In-person Builder Roundtable to hear directly from local large commercial builders and contractors about how energy code requirements are playing out in the field
- For more info, please [sign up](#) or email sco@energy.ca.gov (Subject: “San Diego Regional Forum November Event – Need More Info”).
- **2025 Energy Code** webpage – effective January 1, 2026
 - **2025 Energy Code Compliance Initiatives Workshop** – Sept 30
 - Public comment period open until Nov 15
 - **2028 Energy Code** - Visit the new [CEC 2028 Energy Code webpage](#)
 - New measure proposal template

Energy Code Training and Events

- **Energy Commission training and events**
 - Nov 3-5 – **CBOAC Annual Business Meeting**, Morro Bay
 - State Agency Panel
 - Nov 13 – **I-REN Codes & Standards Training**
 - Presentation: 2025 Restructured Energy Code
 - Nov 13 – **IHACI Trade Show**, Pasadena
 - Exhibition Booth
 - Nov 13 – **Green Technology Green California Schools & Higher Education Summit & Exposition**, Pasadena
 - Presentation: 2025 Energy Code, Nonresidential Significant Changes
- **Energy Code Ace training**
 - Nov 3 – 2022 Single-family and Low-rise Multifamily PV & BESS
 - Nov 4-6 – 2022 Nonresidential Modeling
 - Nov 5-6 – 2022 Nonresidential for Small Commercial HVAC Contractors
 - Nov 12-13 – 2022 Single-family for Architects & Designers
 - Nov 12 – 2022 Single-family for HVAC Designers & Estimators
 - Nov 13 – 2022 Single-family for HVAC Installers
 - Nov 14 – 2022 Nonresidential & High-rise Multifamily PV & BESS
 - Nov 18-19 – 2022 Nonresidential for Building Inspectors
- **BayREN training**
 - Nov 4 – Nonresidential New Construction (REACO only)
 - Nov 6 – Heat Pump HVAC for Building Depts.
 - Nov 13 – HPWHs for Facilities Staff
 - Nov 19 – California's Evolving Energy Policy Landscape: Local Governments
- **3C-REN training**
 - Nov 4 – **Regional Forum: Preparing Buildings for Wildfire Resiliency in 2025 and Beyond**
 - Nov 12 – 2025 Energy Code Update for the Building Industry
 - Nov 18 – Wrightsoft for Residential Load Calculations
 - Nov 19 – HRV & ERV in Existing Multifamily Buildings
- **I-REN training**
 - Nov 13 – I-REN C&S Training: 2025 Restructured Energy Code
- **SoCal REN resources**
- **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**
- **2022 Energy Code Compliance Software**
- **Local Energy Code resources**
- **CalGreen resources**
- **Building and Home Energy Resource Hub**
- **Inflation Reduction Act Residential Energy Rebate Programs**
- **2028 Energy Code - Codes and Standards Enhancement (CASE)**

- **Energy Code Compliance Study** – Email danielle.hughes@energy.ca.gov
- **Energy Code Support Program for Documentation, Certification, and Plan Check**
 - Associate Energy Analyst (AEA) or certified Energy Analyst (CEA) training, code coaching, and third-party plan checks. Email danielle.hughes@energy.ca.gov

Receive regular updates via email

- **Blueprint Newsletter email list**
- **Building Standards email list**
- **Appliance Standards email list**
- **Federal IRA Residential Incentives email list**



BayREN Codes & Standards Program

2025 BayREN Energy Code Trainings & Events

BayREN C&S Training: Heat Pump HVAC for Building Departments

Location: Live Online

Date: Thursday, November 6, 2025

Time: 9 a.m. – 10:30 a.m.

Description: Heat pumps are an increasingly popular technology that are a highly efficient means of providing heating and cooling in residential and commercial buildings. This course will describe Heat Pump HVAC, when HP-HVAC are allowed under 2022 Codes, code requirements for installation, and how to complete compliance forms.

Topics Covered: Overview of heating and cooling technologies and trends, identifying HP-HVAC in the field, Energy Code requirements for HP-HVAC installations and replacements, Energy Code compliance forms, and requirements specific to HP-HVAC.

ICC CEUs: 0.1

[Webinar Registration Link](#)

BayREN C&S Training: How the Energy Code Treats Electrification

Location: Live Online

Date: Wednesday, November 12, 2025

Time: 9 a.m. – 10:30 a.m.

Description: This course focuses on the Energy and Green Building Code for residential buildings, provides an overview of the current electrification landscape, and highlights how electric appliances are impacted by different aspects of the Building Code as well as planning and zoning.

ICC CEUs: 0.1

[Webinar Registration Link](#)

BayREN C&S Training: Nonresidential Tenant Improvements and Alterations

Location: Live Online

Date: Wednesday, December 10, 2025

Time: 9 a.m. – 10:30 a.m.

Description: This course will discuss Energy Code applicability to nonresidential tenant improvement and alterations, highlighting specific requirements for lighting, mechanical, and envelope improvements.

ICC CEUs: 0.1

[Webinar Registration Link](#)

BayREN On-Demand C&S Trainings

2022 Energy Code Single Family Heat Pump Water Heater Training for Building Departments

Location: On demand

Duration: Short Course (60-90 minutes)

Description: Heat pump water heaters (HPWHs) are an increasingly popular technology that are a highly efficient means of providing hot water to houses. This training will describe HPWHs, when HPWHs are allowed under the 2022 Code, code requirements for installation, and how to complete compliance forms.

Topics Covered: Overview of water heater technologies and trends, identifying HPWHs in the field, Energy Code requirements for HPWH installations and replacements, Energy Code compliance forms, and requirements specific to HPWHs.

Target Audience: Building Department Staff.

ICC CEUs: 0.1

[On Demand Webinar Registration Link](#)

2022 Energy Code Single Family Heat Pump HVAC Training for Building Departments

Location: On demand

Duration: Short Course (60-90 minutes)

Description: Heat pump water heaters (HPWHs) are an increasingly popular technology that are a highly efficient means of providing hot water to houses. This training will describe HPWHs, when HPWHs are allowed under the 2022 Code, code requirements for installation, and how to complete compliance forms.

Topics Covered: Overview of water heater technologies and trends, identifying HPWHs in the field, Energy Code requirements for HPWH installations and replacements, Energy Code compliance forms, and requirements specific to HPWHs.

Target Audience: Building Department Staff.

ICC CEUs: 0.1

[On Demand Webinar Registration Link](#)

For information about BayREN resources and trainings contact John Pazos, Sonoma County BayREN Codes and Standards Program Representative:

John.Pazos@sonomacounty.gov or 707-565-3029



BPR CODE QUIZ

October 2025

1. Per Section 603.4.1 of the 2022 California Mechanical Code, for other than residential occupancies, flexible air ducts shall be not more than ____ feet in length and shall not be used in lieu of rigid elbows or fittings. Flexible air ducts shall be permitted to be used as an elbow at a terminal device.
 - a. 5 feet
 - b. 6 feet
 - c. 8 feet
 - d. 10 feet
2. Per Section 1404.2 of the 2022 California Plumbing Code, combustible piping installations penetrating a fire-resistance-rated wall, partition, floor, floor, floor-ceiling assembly, roof ceiling assembly, or shaft enclosure, the fire-resistance rating of the assembly shall be restored to its original rating?
 - a. True
 - b. False
3. Per Section 714.6.1 of the 2022 California Building Code, nonfire-resistance-rated assemblies, noncombustible penetrating items that connect not more than ____ stories are permitted, provided that the annular space is filled to resist the free passage of flame and the products of combustion with an approved noncombustible material or with a fill, void or cavity material that is tested and classified for use in through-penetration firestop systems
 - a. 2 stories
 - b. 3 stories
 - c. 4 stories
 - d. 5 stories
4. Per Section 1006.2.2.4 of the 2022 California Building Code, the location and number of exit or exit access doorways shall be provided for electrical rooms in accordance with Section 110.26 of NFPA 70 for electrical equipment rated ____ volts or less, and Section 110.33 of FPA 70 for electrical equipment over ____ volts. Panic hardware shall be provided where required in accordance with Section 1010.2.9.2.
 - a. 500 & 500 volts 90
 - b. 1,000 & 1,000 volts
 - c. 1,500 & 1,500 volts
5. Per Section 8-402.2 of the 2022 California Historical Code, upgrading an existing qualified historical building or property to one-hour fire-resistive construction and one-hour fire-resistive corridors shall not be required regardless of construction or occupancy when one of the following is provided:
 - a. An automatic sprinkler system throughout.
 - b. An approved life-safety evaluation. 4 feet
 - c. Other alternative measures as approved by the enforcing agency.
 - d. Either a, b, or c

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

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