



Newsletter / February 12, 2026

Q4 2025: Codes, Standards + New Construction

Highlights

ADVANCING CODES, STANDARDS, AND NEW CONSTRUCTION ACROSS THE NORTHWEST

This quarter, Northwest Energy Efficiency Alliance (NEEA) staff continued to play a central role in shaping energy codes, standards and new construction practices across the Northwest, with significant progress at the state, regional and national levels. Multiple code development processes moved into critical review and adoption phases, while education, training and evaluation efforts expanded their reach and impact.

Several states advanced major code updates. Washington continued work toward finalizing the 2024 Washington State Energy Code—Commercial and Residential, with dozens of NEEA-supported proposals recommended for approval and new requirements positioning buildings to comply with the state's Building Performance Standard. In Oregon, the 2026 Oregon Residential Specialty Code process moved forward, with NEEA staff actively supporting the review committee, submitting proposals, and engaging stakeholders through the Oregon Code Collaborative. Idaho advanced its 2024 building codes package to the legislature, and Montana began reviewing the 2024 IECC while maintaining steady stakeholder engagement.

At the national level, the 2027 IECC development process progressed through its first public draft, with NEEA staff serving on key consensus committees and contributing multiple code change proposals to ensure Northwest perspectives are reflected. Looking ahead, NEEA also engaged early in discussions shaping the scope and structure of the 2030 IECC.

Education and training remained a core focus. NEEA delivered and supported a broad slate of commercial and residential energy code trainings across the region, reaching thousands of practitioners through live events and on-demand resources. Usage of the Washington commercial code compliance webtool continued to grow, reflecting sustained demand for practical compliance support.

Finally, evaluation and research efforts marked important milestones. Market progress evaluations and code compliance studies in Washington, Oregon, and Idaho advanced or were completed, generating new insights into compliance rates, market practices, and future savings opportunities. These findings will continue to inform NEEA's strategy and investments as the region prepares for upcoming code cycles.

For Questions:

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For Energy Code Training Resources:

<https://betterbuiltlnw.com/training#energy-code>

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Codes At-a-Glance

State	Sector	Code Version	Adopted Date	Effective Date
<i>Idaho</i>	Commercial	2018 IECC	4/2/2020	1/1/2021
	Residential	2018 IECC with weakening amendments	4/2/2020	1/1/2021
<i>Montana</i>	Commercial	2021 IECC (with mid-cycle weakening amendments)	6/6/2022	9/8/2022 (amended 9/21/2024)
	Residential	2021 IECC with weakening amendments	6/6/2022	9/8/2022
<i>Oregon</i>	Commercial	2025 OEEESC (ASHRAE 90.1-2022 with weakening amendments)	1/1/2025	7/1/2025
	Residential	2023 Oregon Residential Specialty Code (ORSC) (custom state-developed code)	10/1/2023	4/1/2024
<i>Washington</i>	Commercial	2021 Washington State Energy Code (WSEC) (2021 IECC with strengthening amendments)	11/28/2023	3/15/2024
	Residential	2021 WSEC (2021 IECC with strengthening amendments)	11/28/2023	3/15/2024

Codes Updates

NEEA CODES PROGRAM / MARKET PROGRESS EVALUATION REPORT #6

DESCRIPTION

NEEA recently completed the sixth Market Progress Evaluation Report (MPER) for its commercial and residential codes efforts. This study built on and complemented the learnings generated through the prior Codes MPER #5 conducted by ADM Associates and focused on the following research objectives:

1. Assessing NEEA's progress on selected logic model outcomes, including those associated with (a) the Codes team's training and education activities, (b) voluntary certification and above-code construction, and (c) jurisdictional goals and state-level code support.
2. Conducting a qualitative analysis of NEEA's progress on outcomes associated with its code influence activities conducted during code cycles from 2018 onward, with a particular focus on code influence activities from 2023 onward.
3. Conducting formative evaluation regarding market actor awareness, use and valuing of key code compliance tools, including the Washington State Energy Code — Commercial (WSEC-C) Technical Support website and webtool, COMcheck, and REScheck.

GENERAL UPDATES

- Study kickoff and instrument development completed in Q4 2024.
- Data collection completed in Q3 2025.
- Data analysis and report preparation is underway, scheduled for completion in mid-Q4 2025
- The [final report](#) was delivered in Q4 2025 and published on [neea.org](#) in Q1 2026.

ADDITIONAL INFORMATION

Contractors: NMR Group, Inc.

NATIONAL MODEL CODE / INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

DESCRIPTION

The 2027 IECC development process is currently underway. The first round of code change proposals were submitted in late-2024 and have since been under review. A second round of proposal submittal and review began in late-2025, and the 2027 IECC is expected to be finalized and published by the end of 2026. The [schedule is available](#) on the International Code Council website.

Looking ahead to the subsequent code cycle, code scope and structure changes that would apply starting with the 2030 IECC were proposed in January 2026 with an [opportunity for comment](#) until February 15, 2026.

GENERAL UPDATES

- In Q4 2025, the proposals voted for approval in the first round of code development were incorporated into [2027 IECC Public Draft #1](#). A second round of code change proposals were solicited for any further modifications to elements modified in this first draft. The IECC Commercial and Residential Consensus Committees will reconvene in early 2026 to process these proposals.
- NEEA staff currently serve on the Commercial Consensus Committee, the Commercial HVAC subgroup and the Residential Modeling & Whole Building subgroup. As such, NEEA has a vote on all the proposals considered by these bodies and helps to ensure that Northwest insights and perspectives are included in these discussions.
- NEEA submitted four code change proposals (three as lead proponent, one as a co-proponent) in the first round of 2027 IECC development. Of these, one proposal was voted for approval (with amendments) for inclusion in the 2027 IECC first draft. NEEA submitted one additional proposal for the second round of 2027 IECC development.

WASHINGTON STATE / COMMERCIAL CODE

DESCRIPTION

The 2024 Washington State Energy Code — Commercial (WSEC-C) update process is currently underway. Code change proposals were submitted in Q1 2025 and have since been under review. The [2024 WSEC-C](#) is now scheduled to be finalized in late 2026.

GENERAL UPDATES

- The State Building Code Council (SBCC) continues to work on developing a 2024 WSEC-C final draft, after which a public comment period will be opened to solicit any further input. The release of this draft, which was previously delayed to Q1 2026 ([see the "May Final Adoption" option](#)), was subsequently delayed to Q2 2026 at the [January SBCC meeting](#).
- Dozens of the code change proposals submitted this cycle were developed by NEEA staff in collaboration with contractors and stakeholders. Of the roughly 40 proposals directly supported by NEEA, 36 were recommended for approval (either as submitted or with modifications) by the Technical Advisory Committee (TAG); the disapproved proposals typically had their intent achieved by other approved proposals. The approved proposals include efficiency improvements across a range of end uses, code language revisions to improve clarity and incorporate SBCC interpretations, and new requirements for metering and commissioning to help ensure new buildings subject to the state's Building Performance Standard are well-positioned to comply with this policy.

EDUCATION + TRAINING

NEEA provides training and technical assistance on the current WSEC-C provisions. Training attendees and recipients of technical support include design and construction professionals, building officials, plan examiners, home builders, contractors, field inspectors and fire marshals.

Educational resources and trainings on the 2021 WSEC-C are available for on-demand viewing on NEEA's commercial [WSEC website](#).

The WSEC-C trainings delivered in Q4 2025 are listed in the table below.

Training Topic	Course Length	Attendees	Location	Date
WSEC-C Compliance Webtool Tutorial	1.5 hours	119	Webinar	12/3/2025
2021 WSEC-C Total Building Performance Compliance (C407)	1.5 hours	149	Webinar	12/17/2025
Ferguson Training: 2021 WSEC-C Mechanical Requirements & Refrigerants Update	1 hour	20	Spokane	12/2/2025
Ferguson Training: 2021 WSEC-C Mechanical Requirements & Refrigerants Update	1 hour	20	Fife	12/9/2025
Ferguson Training: 2021 WSEC-C Mechanical Requirements & Refrigerants Update	1 hour	20	Fife	12/10/2025
Ferguson Training: 2021 WSEC-C Mechanical Requirements & Refrigerants Update	1 hour	40	Vancouver	12/11/2025

CODE COMPLIANCE WEBTOOL

The 2021 WSEC-C edition of the code compliance webtool was launched in Q1 2024 and as of Q4 2025, has nearly 13,000 registered users. The compliance webtool can be found on NEEA's [WA commercial energy code website](#).

WASHINGTON STATE / RESIDENTIAL CODE

DESCRIPTION

The 2024 Washington State Energy Code — Residential (WSEC-R) update process is currently underway. Code change proposals were due on May 19, 2025, and have since been under review. The [2024 WSEC-R](#) is now scheduled to be finalized in late 2026.

GENERAL UPDATES

- The State Building Code Council (SBCC) continues to work on developing a 2024 WSEC-R final draft, after which a public comment period will be opened to solicit any further input. The release of this draft, which was previously delayed to Q1 2026 ([see the "May Final Adoption" option](#)), was subsequently delayed to Q2 2026 at the [January SBCC meeting](#).
- About 16 of the code change proposals submitted this cycle were developed by NEEA staff or were developed in collaboration with stakeholders. Of the 14 proposals submitted directly by NEEA and NEEA contractors, 10 were recommended for approval (either as submitted or with modifications) by the TAG. These approved proposals include efficiency improvements across a range of end uses, measures to improve compliance and savings realization, and adoption of a new compliance path based on home energy rating.

EDUCATION + TRAINING

NEEA provides training and technical assistance on the current WSEC-R provisions. Training attendees and recipients of technical support include design and construction professionals, building officials, plan examiners, home builders, contractors, field inspectors and fire marshals.

The WSEC-R on-demand trainings, training webinar schedule and additional resources can be found on the [Washington State University Energy Program](#) and [BetterBuiltNW websites](#).

The WSEC-R live trainings delivered in Q4 2025 and on-demand trainings are listed in the table below. On-demand training attendance numbers are cumulative starting from January 1, 2025.

Training Topic	Course Length	Attendees	Location	Date
Energy Code Overview Webinar	2 hours	22	Webinar	10/8/2025
Energy Code Overview Webinar	2 hours	30	Webinar	11/12/2025
Energy Code Overview Webinar	1 hour	30	Webinar	12/10/2025
Remodelers Class HBA Vancouver	1 hour	30	Webinar	11/11/2025
2018 WSEC-R: Summary of the 2018 WA State Residential Energy Code	10 mins	91	On Demand	Various
2018 WSEC-R: Residential Energy Code Compliance	2 hours	15	On Demand	Various
2018 WSEC-R: Build Tight & Ventilate Right	1 hour	10	On Demand	Various
2018 WSEC-R: Balanced Ventilation with ERVs & HRVs	1 hour	33	On Demand	Various
2018 WSEC-R: Efficient Building Envelope Options	1 hour	7	On Demand	Various
2018 WSEC-R: Heating & Air Conditioning System Inside Options	14 mins	14	On Demand	Various
Using the C3 Calculator to Calculate Ventilation Rates	10 mins	24	On Demand	Various
Filling out the Compliance Certificate for Ventilation Systems	10 mins	55	On Demand	Various
2021 WSEC-R: Cost Effective HVAC Strategies to Meet New WSEC-R (Mitsubishi)	1.5 hours	255	On Demand	Various
2021 WSEC-R: Market Trends, Builder Choices, and Resources	1.5 hours	224	On Demand	Various

FIELD STUDY + EVALUATION

NEEA is in the process of selecting a contractor to conduct the next Washington Residential Code Compliance Evaluation, which will focus on the 2021 WSEC. Specifically, this project will:

- Assess statewide compliance among single-family homes built under the 2021 WSEC
- Provide statewide findings regarding primary space and water heating fuel.
- Provide an analysis of builders' choices regarding heating system and duct installation.

A final report is expected in late 2026 or early 2027.

OREGON STATE / COMMERCIAL CODE

DESCRIPTION

Oregon bases its commercial energy code on ASHRAE Standard 90.1 and begins its code update process within six months of publication of a new version of 90.1. The release of the next (2025) version of 90.1 is imminent. Learn more on the [Oregon Secretary of State website](#).

GENERAL UPDATES

- ASHRAE 90.1-2025 is expected to be published in early 2026, which would prompt the state to begin review of this new standard by late 2026.

OREGON STATE / RESIDENTIAL CODE

DESCRIPTION

The 2026 Oregon Residential Specialty Code (ORSC) update process is currently underway. The [2026 ORSC](#) is scheduled to be finalized in late-2026 and to go into effect April 1, 2027.

GENERAL UPDATES

- In Q4 2025, the Building Codes Division (BCD) convened a residential energy code review committee to review [BCD's proposed code changes and code change proposals](#) submitted by the public for 2026 ORSC. This committee met four times to review and [provide recommendations regarding BCD's proposals](#) and the roughly two dozen public proposals. These recommendations are scheduled to be considered by the Residential and Manufactured Structures Board at its February 2026 meeting.
- NEEA staff provided technical guidance to the 2026 ORSC development process in multiple ways. First,
 - Participated in the 2026 ORSC working group that provided comments on the preliminary draft.
 - Convened an Oregon Code Collaborative to engage and inform a diverse set of stakeholders about this draft and opportunities to participate in the 2026 ORSC development process.
 - Submitted four energy code proposals and helped guide other proposals submitted by its partners.
 - Participated in the code review committee that BCD convened to review energy code change proposals submitted for 2026 ORSC.

Finally, NEEA continues to assist BCD in forming and vetting its assumptions for code development.

EDUCATION + TRAINING

NEEA partners with organizations across the state to provide technical assistance and training on the current and upcoming Oregon residential and commercial energy codes. Training attendees include design and construction professionals, building officials, plan examiners, home builders, contractors, field inspectors and fire marshals.

In addition, the Oregon BCD provides trainings on both the [residential energy code \(ORSC\)](#) and the [commercial energy code \(OEEC\)](#) on its website.

- Oregon BCD released a new training on [COMcheck Web basic training for 2025 OEEC](#).
- No live webinars or trainings were delivered in by NEEA Q3 2025.

FIELD STUDY + EVALUATION

NEEA's most recent Oregon Residential Code Compliance Evaluation gathered market data about homes built under the 2021 ORSC and found that:

- 91.4% of homes built under the 2021 ORSC comply with the code, an increase from NEEA's previously reported 89% compliance rate under the 2017 ORSC.
- Improving envelop tightness had the highest potential for energy savings if non-compliant homes were brought to code-minimum levels.
- There is an increase in the number of new-construction homes with electric primary space heating and water heating compared with those built under the previous code (the 2017 ORSC).

The [final report](#) was published in early Q4 2025.

NEEA is in the process of selecting a contractor to conduct the next Oregon Residential Code Compliance Evaluation, which will focus on the 2023 ORSC. Specifically, this project will:

- Assess statewide compliance among single-family homes built under the 2023 ORSC
- Provide statewide findings regarding primary space and water heating fuel.
- Provide an analysis of builders' choices regarding heating system and duct installation.

A final report is expected in late 2026 or early 2027.

IDaho STATE

DESCRIPTION

The Idaho Building Code Board (BCB) has completed its review of the 2024 International Residential Code, International Building Code, and the IECC for potential adoption.

GENERAL UPDATES

- In Q4 2025, the BCB held a Negotiated Rulemaking and a regular Board meeting to finalize the 2024 building codes rules package. The BCB voted unanimously at its October meeting to advance this

package ([see docket 24-3930-2502](#)) to the state legislature, which is expected to consider adopting these code updates in its 2026 session.

EDUCATION + TRAINING

NEEA provides training and technical assistance on the current Idaho energy code. Training attendees and recipients of technical support include design and construction professionals, building officials, plan examiners, home builders, contractors and field inspectors.

More information about the Idaho building energy code, trainings and resources can be found at [the Idaho Energy Code website](#).

The Idaho energy code trainings delivered in Q4 2025 are listed in the table below.

Training Topic	Course Length	Attendees	Location	Date
Air Balance Certification Training	8 hours	10	Webinar	10/1/2025
Air Balance Certification Training	8 hours	10	Coeur d'Alene, ID	10/14/2025
Energy Code Training	4 hours	10	Twin Falls, ID	11/18/2025
Energy Code Training	4 hours	4	Mountain Home, ID	11/19/2025
Energy Code Training	4 hours	20	Post Falls, ID	12/11/2025
Energy Code Training	4 hours	5	Kellogg, ID	12/12/2025
Air Balance Certification Training	8 hours	14	Webinar	12/16/2025

FIELD STUDY + EVALUATION

Idaho Commercial Code Compliance Evaluation

DESCRIPTION

The Idaho Commercial New Construction Code evaluation study assessed the path(s) by which, and the degree to which, code compliance is achieved with the amended 2018 IECC in newly constructed buildings. The results of the study will provide direction to the development and implementation efforts of the NEEA Codes team and will provide other regional code stakeholders guidance in targeting their energy efficiency work in the commercial new construction sector.

GENERAL UPDATES

- The study kicked off in August 2023 and a sampling plan was prepared in December 2023, with sample development currently underway.

- Data collection, including desk review of permit data and in-person/virtual site visits, began in Q2 2024 and concluded in Q3 2025.
- This study originally included analysis of billing data; however, participation rates among contacted building operators were insufficient to facilitate meaningful analysis.
- Compliance analysis and final report preparation are underway and anticipated for completion in mid-Q4 2025.
- The final report was delivered and [posted to neea.org](https://neea.org) in late Q4 2025.

ADDITIONAL INFORMATION

Contractor: Opinion Dynamics

MONTANA STATE

DESCRIPTION

The Montana Building Code Council (BCC) has started to review the 2024 IECC for potential adoption.

GENERAL UPDATES

- No new public code development and adoption actions were taken in Q4 2025 following BCC launching its code update process for the 2024 I-codes, including the IECC, in the previous quarter. Additional meetings to further discuss this process are expected, but none have been announced at the time of writing.

EDUCATION + TRAINING

Montana energy code training providers developed and posted a [virtual course for building and duct tightness training](#) and are continuing outreach efforts to encourage participation. The training can be found on the National Center for Appropriate Technology's (NCAT's) website under the Residential Energy Services section. Additional energy code resources can be found on [Montana DEQ's Energy Program website](#).

Information on the Montana Homes Collaborative, including meeting info and recent newsletters, can be [found on NCAT's website](#).

In Q4 2025, NEEA organized a full-day workshop for home builders titled "[Residential Building Science: Energy Conservation in Montana](#)" that was hosted by Montana State University's Integrated Design Lab (IDL) and NCAT. The well attended event included topics on weatherization in Montana, a panel session led by NEEA on the state of residential code adoption in the state, and a site tour of a net-zero energy ready housing development in Bozeman.

Training Topic	Course Length	Attendees	Location	Date
Residential Building Science Workshop	8 hours	59	Bozeman, MT	11/7/2025

Standards Updates

FEDERAL STANDARDS

DESCRIPTION

After a busy Q3 with over a dozen comment letters submitted to the U.S. Department of Energy (DOE), federal appliance standards activity slowed in Q4. NEEA staff submitted only one comment letter in this quarter.

GENERAL UPDATES

NEEA submitted the below comment letter in response to the following regulatory activity in Q4 2025:

- Request for Information on Energy Conservation Standards for Manufactured Housing

New Construction Updates

RESIDENTIAL NEW CONSTRUCTION

DESCRIPTION

Residential New Construction market activities focus on removing barriers to the adoption of above-code efficiency measures and construction techniques in new homes through delivery of trainings and educational resources. These market activities build awareness and deepen the knowledge of builders and professionals key trades to accelerate market adoption of above-code technologies and best practices. Much of the work centers on the [BetterBuiltNW website](#), which was created by NEEA to promote energy-efficient building practices in residential new construction throughout the Northwest. BetterBuiltNW and the rest of NEEA's interventions focus on both gas and electric technologies and residential building measures.

GENERAL UPDATES

- NEEA staff and the BetterBuiltNW team began working with the Regional Technical Forum (RTF) on the New Homes Protocol (Protocol) which was up for review in Q4 2025. The Protocol defines the savings calculations for the Performance Path measure, which regional utilities can use to offer incentives on new homes. The Protocol review was extended into Q2 2026 and it is expected that an updated Protocol will be finalized by the RTF by the end of April 2026. The BetterBuiltNW team will then update the Performance Path measure, reflecting changes to the Protocol and state code baselines.
- The BetterBuiltNW training team delivered two webinars in Q4 2025 – [Cold Climate Strategies](#) and [Long-term Air Barrier Performance](#), which are now both available for on-demand.
- Monthly BetterBuiltNW newsletters were published and distributed, with topics that included cold climate heat pumps, an update on the Oregon code adoption, and a summary of regional utility new homes incentive programs. Current and past newsletters can be found on [BetterBuiltNW's website](#).

EDUCATION + TRAINING

Residential new construction above-code trainings delivered in Q4 2025 are listed in the table below. On-demand training attendance numbers are cumulative starting from January 1, 2025.

Training Topic	Course Length	Attendees	Location	Date
Top 10 Best Practices for Today's Homebuilder	3 hours	480	On-demand	Various
Building with Ducts Inside Conditioned Spaces	3 hours	387	On-demand	Various
Sustainable Homes Professional	15–20 hours	26	On-demand	Various
How to Cost Effectively Build Zero Energy Homes	3 hours	90	On-demand	Various
On The Level: Exterior Air Barrier Details in the NW	1 hour	83	On-demand	Various
On The Level: Balanced Ventilation Approaches for Healthy Indoor Air	1 hour	436	On-demand	Various
On The Level: Installation Elements for ERVs & HRVs	1 hour	308	On-demand	Various
On The Level: Using Building Science to Inform Envelope Design	1 hour	317	On-demand	Various
On The Level: Practical Solutions for Selecting & Installing Exterior Insulation	1 hour	62	On-demand	Various
On The Level: Design and Quality Control Best Practices for ERVs/HRVs	1 hour	311	On-demand	Various
Zero Energy Homes: Updates & Cost-Effective Approaches	1 hour	257	On-demand	Various
Simple Steps to Improve Ductwork Installations	1 hour	21	On-demand	Various
45L: What You Need to Know	1 hour	68	On-demand	Various
On-Demand Hot Water Recirculation Systems	1 hour	45	On-demand	Various
Heat Pumps: Mastering Design Principles	1 hour	30	On-demand	Various
Building Performance & The Science Behind Home Construction	1 hour	54	On-demand	Various
Best Practices in New Home Construction	3 hours	5	Hermiston, OR	10/2/2025
Built to Last: Strategies for Long-Term Air Barrier Performance	1 hour	55	Webinar	11/12/2025
High-Performance Homes: Cold Climate Strategies & Case Studies	1 hour	32	Webinar	12/11/2025

Questions? Contact Us

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