Newsletter / November 13, 2026

Q3 2026: Codes, Standards + New Construction

Highlights

Advancing Energy Codes, Standards and High-Performance Construction Across the Northwest

In Q3 2026, NEEA continued to support energy efficiency and market transformation across the Northwest by influencing energy codes, appliance standards and high-performance new construction. Several major code adoption efforts reached significant milestones during the quarter, positioning states and stakeholders for implementation of the next generation of energy codes.

Oregon completed adoption of the 2026 Oregon Residential Specialty Code, which takes effect April 1, 2027, and delivers substantial efficiency improvements over both the current Oregon code and the 2024 International Energy Conservation Code (IECC). In Montana, the Department of Labor and Industry adopted the 2024 IECC with state-specific amendments, advancing residential and commercial efficiency requirements statewide. Washington also entered the final stages of adoption for its 2024 commercial and residential energy code updates through an intensive public review and work session process.

At the national level, development of the 2027 IECC entered its final administrative phase with publication expected by the end of 2026. NEEA staff played an active role throughout the development cycle, helping represent Northwest interests through committee participation and technical proposal development while preparing for the next generation of code discussions that will shape the 2030 IECC.

NEEA also expanded its support for effective code implementation through training, technical assistance and compliance resources. Hundreds of building professionals participated in code trainings across the region, while Washington's commercial code compliance webtool surpassed 16,000 registered users and 35,000 projects, demonstrating continued industry reliance on practical compliance tools. NEEA also launched new residential code compliance evaluation efforts in both Washington and Oregon to better understand market adoption, compliance rates and technology trends in new homes.

Federal standards activity slowed again during the quarter. NEEA submitted comments on two U.S. Department of Energy rulemakings related to federal appliance standards procedures and analytical methods, helping ensure Northwest perspectives are represented.

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Codes at a Glance

Dates in bold are as announced by the state; dates in italics are estimates. See state codes updates throughout this newsletter for more detail.

State	Sector	Code Version	Adopted Date	Effective Date	Next Code Update	Anticipated Adoption Date	Anticipated Effective Date
Idaho	Commercial	2018 IECC	4/2/2020	1/1/2021	2024 IECC (with weakening amendments) was voted down by Senate; considering updates via congressional action	*TBD*	*TBD*
	Residential	2018 IECC with weakening amendments	4/2/2020	1/1/2021			
Montana	Commercial	2024 IECC with weakening amendments	9/26/2026	9/26/2026 with 90 days for certified jurisdictions to adopt (approx. 1/1/2027)	2027 IECC	*TBD*	*TBD*
	Residential	2024 IECC with weakening amendments	9/26/2026	9/26/2026 with 90 days for certified jurisdictions to adopt (approx. 1/1/2027)			
Oregon	Commercial	2025 OEESC (ASHRAE 90.1-2022 with weakening amendments)	1/1/2025	7/1/2025	ASHRAE 90.1-2025 with amendments; review expected to begin Q4 2026	**10/1/2027**	**4/1/2028**
	Residential	2023 Oregon Residential Specialty Code (ORSC) (custom state-developed code)	10/1/2023	4/1/2024	2026 ORSC	**10/1/2026**	**4/1/2027**
Washington	Commercial	2021 Washington State Energy Code (WSEC) (2021 IECC with strengthening amendments)	11/28/2023	3/15/2024	2024 WSEC provisions released for public review (CR 102)	**11/20/2026**	**5/3/2027**
	Residential	2021 WSEC (2021 IECC with strengthening amendments)	11/28/2023	3/15/2024			

Codes Updates

NATIONAL MODEL CODE / INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

DESCRIPTION

The 2027 IECC development process is nearly complete. The first round of code change proposals was submitted in late 2024, and approved changes were incorporated into the 2025 Public Comment Draft for the 2027 IECC. 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 in alignment with the schedule posted on the International Code Council (ICC) website.

Looking ahead to the next code cycle, scope and structure changes for the 2030 IECC were proposed in January 2026. These changes include splitting the IECC into two separate codes and implementing cost-effectiveness requirements that limit the analysis horizon for proposed code changes to as little as seven years. After holding a public comment period in Q1, the ICC Board of Directors approved the proposed new direction for the 2030 IECC at their April 2026 meeting.

GENERAL UPDATES

- Following completion of the technical code development committee work for the 2027 IECC in Q2, final administrative steps were completed in Q3 2026. Notably, no appeals were filed against the IECC development process this cycle. Publication of the 2027 IECC is expected December 1, 2026.
- NEEA staff served on the Commercial Consensus Committee, the Commercial HVAC subgroup and the Residential Modeling & Whole Building subgroup for the 2027 IECC development cycle. NEEA has a vote on all the proposals considered by these bodies and helps 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 that was disapproved.

WASHINGTON STATE / COMMERCIAL CODE

DESCRIPTION

The 2024 Washington State Energy Code–Commercial (WSEC-C) update process is in its final round of public comment. The 2024 WSEC-C is now scheduled to be finalized in late 2026.

GENERAL UPDATES

- After the 2024 WSEC-C final draft was posted at the end of Q2, a public comment period was open until August 7 to solicit additional input. Considerable comments were collected through in-person hearings in Seattle and Spokane as well as via written testimony. The State Building Code Council has chosen to process these comments through a series of weekly Council Work Sessions, which began at the end of September and are expected to continue into November.
- Following an analogous public comment process for the final drafts of its other building code updates in Q2, the State Building Code Council used the same work session approach to advance these other codes to final adoption in Q3 2026. NEEA coordinated with stakeholders regarding proposed changes related to refrigerants in Washington's adoption of the 2024 International Mechanical Code.
- NEEA staff developed dozens of code change proposals submitted in this cycle 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. 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 State Building Code Council interpretations, and new requirements for metering and commissioning to help ensure new buildings subject to the state Building Performance Standard are well-positioned to comply.

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 training on the 2021 WSEC-C are available for on-demand viewing on NEEA's commercial WSEC website.

WSEC-C live training delivered in Q3 2026 is listed in the table below. A recording of the webinar is available for viewing on the WSEC training website.

Training Topic	Course Length	Attendees	Location	Date
Navigating Energy Code in Existing Buildings: Practical Strategies for Renovations, Retrofits, and Adaptive Reuse"	1 hour	205	Webinar	7/15/2026

CODE COMPLIANCE WEBTOOL

The 2021 WSEC-C edition of the code compliance webtool launched in 2024 and has over 16,000 registered users and over 35,000 created projects. The 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 in its final round of public comment. The 2024 WSEC-R is now scheduled to be finalized in late 2026.

GENERAL UPDATES

- After the 2024 WSEC-R final draft was posted at the end of Q2, a public comment period was open until August 7 to solicit additional input. Considerable comments were collected through in-person hearings in Seattle and Spokane as well as via written testimony. The State Building Code Council has chosen to process these comments through a series of weekly Council Work Sessions, which are expected to begin in October and continue into November.
- About 16 of the code change proposals submitted this cycle were developed by NEEA staff or 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 technical advisory group. 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 website.

The WSEC-R live trainings delivered in Q3 2026 and on-demand trainings are listed in the table below. On-demand training attendance numbers are cumulative starting January 1, 2026.

Training Topic	Course Length	Attendees	Location	Date
Energy Code Overview Webinar	1 hour	16	Webinar	7/8/2026
Building Official Conference	1 hour	35	Richland, WA	7/17/2026
Energy Code Overview Webinar	1 hour	18	Webinar	8/12/2026
Energy Code Training	2 hours	7	Liberty Lake, WA	8/13/2026
Energy Code Overview Webinar	1 hour	18	Webinar	9/9/2026
2018 WSEC-R: Summary of the 2018 WA State Residential Energy Code	10 mins	36	On Demand	Various
2018 WSEC-R: Residential Energy Code Compliance	2 hours	7	On Demand	Various

2018 WSEC-R: Build Tight & Ventilate Right	1 hour	13	On Demand	Various
2018 WSEC-R: Balanced Ventilation with ERVs & HRVs	1 hour	25	On Demand	Various
2018 WSEC-R: Efficient Building Envelope Options	1 hour	8	On Demand	Various
2018 WSEC-R: Heating & Air Conditioning System Inside Options	14 mins	55	On Demand	Various
Using the C3 Calculator to Calculate Ventilation Rates	10 mins	99	On Demand	Various
Filling out the Compliance Certificate for Ventilation Systems	10 mins	94	On Demand	Various

FIELD STUDY + EVALUATION

NEEA has selected Industrial Economics (IEc) 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 early 2027.

OREGON STATE / COMMERCIAL CODE

DESCRIPTION

Oregon bases its commercial energy code on the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1 and begins its code update process within six months of publication of a new version of 90.1. The 2025 version of 90.1 was published in April 2026. Learn more on the ASHRAE website.

GENERAL UPDATES

The Building Codes Division is expected to launch the 90.1-2025 adoption process this fall and is targeting October 2027 for adoption and April 2028 for full enforcement of its 2028 Oregon Energy Efficiency Specialty Code. Meanwhile, the Building Codes Division posted a report updating its progress against the statutory 60% reduction by 2030 goal in September, which included the finding that this target can be achieved via 8% to 8.5% improvements in energy efficiency in each of the next two code cycles.

OREGON STATE / RESIDENTIAL CODE

DESCRIPTION

The 2026 Oregon Residential Specialty Code (ORSC) update process is complete. The 2026 ORSC (Chapter 11) was adopted October 1, 2026 and will go into effect April 1, 2027.

GENERAL UPDATES

- The 2026 ORSC public hearing and final comment opportunity was held on August 18 following the Building Codes Division's advisory boards review and approval of the proposed energy code changes for 2026 ORSC in Q1. Subsequently, the Building Codes Division filed the notice of permanent rule for adoption of 2026 ORSC. The Building Codes Division also posted a report updating its progress against the statutory 60% reduction by 2030 goal in September, which included the finding that the 2026 ORSC is 23% more efficient than the current 2023 ORSC and 18% more efficient than 2024 IECC in terms of regulated site energy use.
- NEEA staff provided technical guidance to the 2026 ORSC development process in multiple ways:
    - Participated in the 2026 ORSC working group that provided preliminary draft comments.
    - 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 NEEA partners.
    - Participated in the code review committee that the Building Codes Division convened to review energy code change proposals submitted for 2026 ORSC.
    - Provided ongoing assistance to the Building Codes Division 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 Building Codes Division provides trainings on both the residential energy code (2023 ORSC and 2026 ORSC) and the commercial energy code (2025 OEESC), including a recent training on COMcheck Web basic training for 2025 OEESC on its website.

The Oregon code live training delivered in Q3 2026 is listed in the table below.

Training Topic	*Course Length*	*Attendees*	*Location*	*Date*
Residential New Construction Code Updates - Ferguson	1 hour	18	Webinar	9/14/2026

FIELD STUDY + EVALUATION

NEEA has selected Industrial Economics (IEc) 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 early 2027.

IDAHO STATE

DESCRIPTION

The Idaho Division of Occupational and Professional Licenses continues to pursue adoption of modified versions of the 2024 IECC, International Residential Code and International Building Code leading into the 2027 legislative session.

GENERAL UPDATES

- Following the state legislature's Q1 vote to disapprove the 2024 building codes rules package developed by the Building Code Board (see docket 24-3930-2502), the Division of Occupational and Professional Licenses is exploring possible adoption of these codes into state statutes. This was discussed at the June Building Code Board meeting and again at the August Building Code Board meeting, with the resulting code update process likely delaying the effective date of any new code until no earlier than 2029.

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.

Idaho energy code trainings delivered in Q3 2026 are listed in the table below.

Training Topic	Course Length	Attendees	Location	Date
Air Balance Certification Training	8 hours	16	Webinar	7/14/2026
Energy Code Training - Attic Ventilation, Heat Pumps, Manual J, S,& D	3 hours	4	Caldwell, ID	8/18/2026
Energy Code Training - Attic Ventilation, Heat Pumps, Manual J, S,& D	3 hours	7	Lewiston, ID	8/24/2026
Energy Code Training - Attic Ventilation, Heat Pumps, Manual J, S,& D	3 hours	8	Post Falls, ID	8/25/2026
Energy Code Training - Attic Ventilation, Heat Pumps, Manual J, S,& D	3 hours	18	Twin Falls, ID	9/23/2026

MONTANA STATE

DESCRIPTION

On August 12th, Montana Department of Labor and Industry Building Codes Program staff presented proposed administrative rule amendments to the Montana Building Code Council, including an update to the 2024 IECC baseline code with Montana-specific amendments. This was followed by a comment period and public hearing held on August 28 with formal adoption into the Administrative Rules of Montana on September 26.

GENERAL UPDATES

- The Department of Labor and Industry has adopted the 2024 IECC with Montana-specific amendments, along with other I-codes that are summarized here. The amendments as adopted capture most of the residential energy efficiency improvements provided by the 2024 IECC but eliminate much of the analogous advancements for commercial buildings. NEEA submitted formal written comments on the proposed amendments three times over the past year (in October, April and again in August), with verbal comments provided during the August 28 public hearing.
- NEEA comments, as well as many comments submitted by members of the Montana Homes Collaborative, focused on achievable and cost-effective residential air tightness levels and were supported by field data gathered in the 2025 Montana Residential Code Compliance Evaluation.

EDUCATION + TRAINING

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

Information and resources about the Montana building energy code can be found on the National Center for Appropriate Technology website, including a 2021 IECC Quick Reference Guide and Residential Energy Code Handbook. Additional energy code resources can be found on the NCAT website. There were no Montana live trainings delivered in Q3 2026.

Standards Updates

FEDERAL STANDARDS

DESCRIPTION

The Department of Energy's standards activities slowed again in Q3. NEEA staff submitted two comment letters related to DOE's policies and procedures for setting or updating existing energy conservation standards and test procedures. DOE released a Request for Information on their approach for assessing the cost effectiveness of code updates, which NEEA responded to independently and as a joint comment with other regional energy efficiency organizations.

GENERAL UPDATES

- NEEA submitted two comment letters in Q3. The first was a notice of proposed rulemaking on the Department of Energy's procedures, interpretations and policies for consideration of new or revised energy standards and test procedures for consumer products and certain commercial/industrial equipment. In addition to NEEA's own comments, the alliance also partnered with other regional energy efficiency organizations and efficiency advocates in supporting a joint Regional Energy Efficiency Organization letter and submissions from other NEEA partners. This rulemaking is also referred to as the Process Rule.
- The second rulemaking had to do with the Department of Energy's analytic methods for setting Energy Conservation Standards. This was a request for information and was much more detailed and nuanced than the Process Rule Comments. NEEA leveraged our unique market transformation experience in sharing the important and unique role standards play in transforming markets while maintaining or enhancing product availability and utility, a key part of NEEA's market transformation approach.
- Not related to Standards, the Department of Energy also issued a request for information on the approach for assessing the cost effectiveness of code updates. NEEA submitted independent comments, representing the importance of these analyses in support Northwest Code adoption, as well as joint comments with other Regional Energy Efficiency Organizations recognizing the importance of code analyses in supporting code advancement throughout the U.S.

New Construction Updates

RESIDENTIAL NEW CONSTRUCTION

DESCRIPTION

Through trainings and educational resources, NEEA's residential new construction market activities focus on removing barriers to the adoption of above-code efficiency measures and construction techniques in new homes. These market activities build awareness and deepen builders' and key trade professionals' knowledge to accelerate market adoption of above-code technologies and best practices. Much of the work centers on the BetterBuiltNW website, which NEEA created 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 updated the Performance Path program and AXIS database to account for updated code baselines in Oregon and Washington and incorporated New Homes Protocol measure level changes into the AXIS calculator.
- The Regional Technical Forum voted in July to approve the proposed New Homes Protocol (the Protocol). The Protocol defines the savings calculations for the Performance Path measure, which regional utilities can use to offer incentives on new homes. The Protocol will broaden the reference home baseline, allow for additional modeling software to be used, and add adjustment factors to the calculation. NEEA staff will work with Bonneville Power Administration and regional utilities to determine timing of implementation.
- The BetterBuiltNW training team developed and delivered a training series over the summer focused on the theme of Resilient, Affordable & Healthy Homes. Additionally, BetterBuiltNW delivered two trainings in Idaho, covering essential new construction practices for high-performance building.
- The monthly BetterBuiltNW newsletters published and distributed in Q3 focused on topics including Indoor AirPlus, market transformation impacts in residential new construction, and advanced framing. Current and past newsletters can be found on the BetterBuiltNW website.

EDUCATION + TRAINING

Residential new construction above-code trainings delivered in Q3 2026 are listed in the table below. On-demand training attendance numbers are cumulative starting January 1, 2026.

Training Topic	Course Length	Attendees	Location	Date
Top-10 Best Practices for Today's Homebuilder	3 hours	365	On demand	Various
Building with Ducts Inside Conditioned Spaces	3 hours	422	On demand	Various
Sustainable Homes Professional	15–20 hours	18	On demand	Various
How to Cost-Effectively Build Zero-Energy Homes	3 hours	69	On demand	Various
On the Level: Exterior Air Barrier Details in the NW	1 hour	49	On demand	Various
On the Level: Balanced Ventilation Approaches for Healthy Indoor Air	1 hour	292	On demand	Various

On the Level: Installation Elements for ERVs & HRVs	1 hour	330	On demand	Various
On the Level: Using Building Science to Inform Envelope Design	1 hour	216	On demand	Various
On the Level: Practical Solutions for Selecting & Installing Exterior Insulation	1 hour	47	On demand	Various
On the Level: Design and Quality Control Best Practices for ERVs/HRVs	1 hour	177	On demand	Various
Zero Energy Homes: Updates & Cost-Effective Approaches	1 hour	194	On demand	Various
Simple Steps to Improve Ductwork Installations	1 hour	12	On demand	Various
On-Demand Hot Water Recirculation Systems	1 hour	15	On demand	Various
Heat Pumps: Mastering Design Principles	1 hour	23	On demand	Various
Heat Pumps: The Ultimate Installation Guide	1 hour	5	On demand	Various
Heat Pumps: The Art of Commissioning	1 hour	7	On demand	Various
Building Performance & The Science Behind Home Construction	1 hour	35	On demand	Various
Built to Last: Strategies for Long-Term Air Barrier Performance	1 hour	29	On demand	Various
High-Performance Homes: Cold Climate Strategies & Case Studies	1 hour	30	On demand	Various
YouTube Short: 5 Key Areas That Make or Break Performance	2 minutes	316	On demand	Various
YouTube Short: Framing for Comfort and Efficiency	3 minutes	530	On demand	Various
YouTube Short: Air Sealing: Where Performance is Won or Lost	3 minutes	814	On demand	Various
YouTube Short: Insulation that Works Like it Should	3 minutes	555	On demand	Various
YouTube Short: Pre-Drywall HVAC Essentials	5 minutes	398	On demand	Various
YouTube Short: Verifying HVAC Performance	5 minutes	561	On demand	Various
Wildfire Prepared: Making Homes and Communities More Survivable and Insurable	1 hour	63	Webinar	7/16/2026
Affordable by Design: Practical Lessons for Cost-Effective & Durable Homes	1 hour	75	Webinar	7/30/2026
Ventilation for Every Season: Healthy, Efficient Homes in a Changing Climate	1 hour	95	Webinar	8/13/2026
Essential Practices in New Home Construction	3 hours	10	Ketchum, ID	9/22/2026
Essential Practices in New Home Construction	3 hours	10	Boise, ID	9/23/2026
Essential Practices in New Home Construction Site Visit	1 hour	3	Boise, ID	9/23/2026

Questions? Contact Us

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