



2025-2026 General Assembly

SENATE BILL 445: Regulatory Reform Act of 2026, Secs. 45-46: Implementation of Code Changes for Wall Insulation and Energy Rating Index Compliance Alternative.

Analysis of: S.L. 2026-59, Secs. 45-46

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Section 45 of S.L. 2026-59 (Senate Bill 445) requires the Building Code Council and Residential Code Council (Councils) to amend their rules concerning building thermal envelopes to provide that installing air-impermeable spray foam insulation as cavity insulation, which meets R-13 in climate zones 3 and 4, and R-15 insulation in climate zone 5, without installation of additional continuous insulation, is deemed to satisfy the R-value requirements for the wood frame wall in the appropriate climate zone, provided that the building envelope obtains an ACH50 blower door test result of less than or equal to 3.0.

Section 46 of S.L. 2026-59 (Senate Bill 445) specifies that the 2022 ANSI/RESNET/ICC Standard 301-2022 "Standard for the Calculation and Labeling of the Energy Performance Index of Dwelling and Sleeping Units." is the standard for calculating the Energy Rating Index, and eliminates other alternatives for determining energy efficiency in residential buildings.

These sections became effective August 11, 2026, and expire when the Councils adopt permanent rules implementing these changes.

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