

**CALIFORNIA BUILDING STANDARDS COMMISSION MEETING MINUTES**  
**February 26, 27 and 28, 2025**

Wednesday, February 26, 2025

**Agenda Item 1. Call to Order**

Chair Sarah Soto-Taylor called the meeting of the California Building Standards Commission (CBSC) to order at 10:03 a.m. This meeting was held in-person at the meeting location listed below and remotely through Zoom and teleconference.

Meeting Locations:

CALIFORNIA DEPARTMENT OF HEALTH CARE ACCESS AND INFORMATION  
(HCAI), 12th FLOOR, CONFERENCE ROOM 1237  
2020 WEST EL CAMINO AVE., SACRAMENTO, CA 95833

DIVISION OF STATE ARCHITECT (DSA) – LOS ANGELES REGIONAL OFFICE  
20th FLOOR, CONFERENCE ROOM C  
355 South Grand Avenue, Suite 2100, Los Angeles, CA 90071

[Senate Bill 544](#), Chapter 216, approved September 22, 2023, authorizes some meetings to be virtual, and to have one or more physical addresses.

**Roll Call:** CBSC staff member Pamela Maeda called the roll, and a quorum was present.

**Commissioners present:** Undersecretary Sarah Soto-Taylor, Peter Santillan, James Haskin, Laura Rambin, Elley Klausbruckner, Kent Sasaki and Juvilyn Alegre attended in-person in Sacramento. Raj Patel attended in-person in Los Angeles; Aaron Stockwell attended virtually.

**Commissioners Absent:** Erick Mikiten and Frank Ramirez

Chair Sarah Soto-Taylor led the commission in the Pledge of Allegiance.

Kevin Day, Deputy Executive Director, gave meeting instructions regarding teleconferencing and venue information.

He clarified that Items 9 and 10 will be heard out of order by the commission at 9:00am on February 27. Comments from the public on issues not on this agenda will be heard under Item 24 at the end of the meeting.

The CBSC Executive Director Stoyan Bumbalov provided a brief overview on the requirements for the approval of proposals submitted by proposing agencies. He clarified that the rulemakings under agenda items 2 through 23 are all from Proposing Agencies. The commission will take action to approve, disapprove, return for further study, or approve as amended the proposed code changes to different parts contained

in the California Building Standards Code, Title 24 of California Code of Regulations. The commission action will be guided by the nine-point criteria established in Health and Safety Code Section 18930(a).

**Agenda Item 2. Division of the State Architect-Structural Safety (DSA-SS 04/24)**

Proposed adoption of amendments to the 2025 California Administrative Code, Part 1, Title 24.

Diane Gould, Principal Structural Engineer, Codes and Standards Unit with DSA-SS, provided an overview of the proposed amendments to the 2025 California Administrative Code, Part 1, Title 24. She also introduced an addendum to the Final Express Terms (FET) related to Section 4-361 (CAM Item 9-2). Diane Gould clarified the reason for the addendum - DSA noticed that the civil engineering license should have been stipulated as a "California license" because the original language that was in section 4-333.1 stipulated a California licensed civil engineer.

Comments and questions from the commissioners:

Commissioner Santillan asked if there were any comments from the CBSC staff related to the addendum.

Stoyan Bumbalov clarified that the addendum was editorial in nature.

Kendra Muller, Attorney for Disability Rights California (DRC), appreciated the changes on gender specific pronouns and asked if agenda items 9 and 10 will be heard at 9:00 am on Thursday, February 27th.

Stoyan Bumbalov confirmed items 9 and 10 will be heard at 9:00 am on Thursday, February 27th.

There were no public comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Division of the State Architect-Structural Safety (DSA-SS 04/24) proposed adoption of amendments to the 2025 California Administrative Code, Part 1, Title 24, with modifications outlined in the addendum. Commissioner Sasaki moved to approve as amended based upon Criteria #6 of the 9-point criteria; Commissioner Klausbruckner seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 3. Division of the State Architect-Structural Safety (DSA-SS 05/24)**

Proposed adoption of amendments to the 2025 California Building Code (CBC), Part 2, Title 24.

Diane Gould, Principal Structural Engineer with DSA-SS, provided an overview of the proposed amendments to the 2025 CBC, Part 2, Title 24. She also introduced an addendum to the Final Express Terms (FET) related to Section 1908.8.1 (CAM Item 11-

13) to include a continuing OSHPD amendment with regards to shotcrete mock-up panel core evaluation criteria that DSA intends to co-adopt.

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Division of the State Architect-Structural Safety (DSA-SS 05/24) proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24, with modifications outlined in the addendum. Commissioner Rambin moved to approve as amended based upon Criteria #6 of the 9-point criteria; Commissioner Santillan seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 4. Division of the State Architect-Structural Safety (DSA-SS 06/24)** Proposed adoption of amendments to the 2025 California Existing Building Code (CEBC), Part 10, Title 24.

Diane Gould, Principal Structural Engineer with DSA-SS, provided an overview on the proposed amendments. She specified that most of the proposed amendments are minor, with the biggest regulatory effect being on existing state-owned essential services buildings.

Comments and questions from the commissioners:

Commissioner Rambin noted that a DSA public comment response stated that the performance level requirements of the International Existing Building Code Section 506.5 are not adopted and are replaced with performance level requirements in CEBC Section 317.5. Commissioner Rambin stated that Section 317.5 is a BSC exception and not a DSA amendment. She suggested that maybe in a future code cycle it should be also adopted by DSA.

There were no public comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Division of the State Architect-Structural Safety (DSA-SS 06/24) proposed adoption of amendments to the 2025 California Existing Building Code, Part 10, Title 24. Commissioner Haskin moved to approve; Commissioner Klausbruckner seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 5. Office of Statewide Hospital Planning and Development (OSHPD 03/24)** Proposed adoption of amendments to the 2025 California Administrative Code, Part 1, Title 24.

Roy Lobo, Principal Structural Engineer with Department of Health Care Access and Information (HCAI), provided an overview of the proposed amendments to the 2025 California Administrative Code, Part 1, Title 24.

Comments and questions from the commissioners:

Commissioner Klausbruckner requested clarification of the proposed changes in CAM item 5-2, code section 7-115, regarding fire protection engineers (FPEs) ability to prepare construction documents or reports for fire protection systems.

Richard Tannahill, Deputy Division Chief with HCAI, stated that HCAI reached out to the California Architects Board and the engineering board, and received letters from the boards accepting the proposed changes. He clarified that the proposed changes presented for approval will allow FPEs to stamp and sign drawings and submit drawings that are under their professional license.

There were no public comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Office of Statewide Hospital Planning and Development (OSHPD 03/24) proposed adoption of amendments to the 2025 California Administrative Code, Part 1, Title 24. Commissioner Klausbruckner moved to approve; Commissioner Sasaki seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 6. Office of Statewide Hospital Planning and Development (OSHPD 04/24)** Proposed adoption of amendments to the 2025 California Building Code, Part 2, Volume 1, Title 24.

Richard Tannahill, Deputy Division Chief with OSHPD, under HCAI, provided an overview of the proposed amendments to the 2025 CBC, Part 2, Volume 1.

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Office of Statewide Hospital Planning and Development (OSHPD 04/24) proposed adoption of amendments to the 2025 California Building Code, Part 2, Volume 1, Title 24. Commissioner Rambin moved to approve; Commissioner Alegre seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 7. Office of Statewide Hospital Planning and Development (OSHPD 05/24)** Proposed adoption of amendments to the 2025 California Building Code, Part 2, Volume 2, Title 24.

Roy Lobo, Principal Structural Engineer with HCAI, provided an overview of the proposed amendments to the 2025 CBC, Part 2, Volume 2, Title 24.

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Office of Statewide Hospital Planning and Development (OSHPD 05/24) proposed adoption of amendments to the 2025 California Building Code, Part 2, Volume 2, Title 24. Commissioner Rambin moved to approve; Commissioner Alegre seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 8. Office of Statewide Hospital Planning and Development (OSHDP 06/24)** Proposed adoption of amendments to the 2025 California Existing Building Code, Part 10, Title 24.

Roy Lobo, Principal Structural Engineer with HCAI, provided an overview of the proposed amendments to the 2025 CEBC, Part 10, Title 24.

Comments and questions from the commissioners:

Commissioners Rambin suggested an editorial correction in Item 5, Section 302.A.3.1.

There were no public comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Office of Statewide Hospital Planning and Development (OSHDP 06/24) proposed adoption of amendments to the 2025 California Existing Building Code, Part 10, Title 24.

Commissioner Klausbruckner moved to approve; Commissioner Rambin seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 9 and 10 will be heard on Thursday, February 27, 2025**

**Agenda Item 11. Office of the State Fire Marshal (SFM 03/24)** Proposed adoption of amendments to the 2025 California Administrative Code, Part 1, Title 24.

Crystal Sujeski, Division Chief with SFM, Code Development & Analysis, provided an overview of the proposed amendments to the 2025 California Administrative Code, Part 1, Title 24.

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Office of the State Fire Marshal (SFM 03/24) proposed adoption of amendments to the 2025 California Administrative Code, Part 1, Title 24. Commissioner Klausbruckner moved to approve; Commissioner Santillan seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 12. Office of the State Fire Marshal (SFM 04/24)** Proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24.

Crystal Sujeski, Division Chief with SFM, Code Development & Analysis, provided an overview of the proposed amendments to the 2025 CBC, Part 2, Title 24.

Comments and questions from the commissioners:

Commissioner Sasaki noted the recent fires in Los Angeles (LA) and at the Moss Landing battery storage facility and asked if SFM was considering future regulatory changes in response to these events.

Crystal Sujeski responded that a change being proposed for approval in the current Commission Meeting would give designers in the devastated areas a comprehensive set

of standards to rebuild with. The Wildland Urban Interface (WUI) requirements in the California Building Code (CBC) Chapter 7A are proposed to be relocated into a new Part 7, the California WUI Code which would also include the Board of Forestry and Fire Protection's Title 14 fire safe and defensible space regulations. She stated that SFM is working with model code developers and the California Energy Commission to identify gaps in the existing energy storage system regulations.

Commissioner Rambin recommended, in future cycles, Table 508.4 to provide a note or pointer indicating that if the exceptions are met, childcare does not need to be treated as a separate occupancy.

Public comments:

Maéva Marc with Kidango, Inc. commented on Part 2, Chapter 3, Sections 305.2, 308.5.1, and 308.5.4. She asserted that the code change proposal is premature and does not comply with AB 176, Statutes of 2024, stating that the proposal is inconsistent with other regulations. She respectfully opposed the proposals and requested that pursuant to AB 176, SFM continue to enforce the code as it existed as of December 24th, 2022.

Kevin Day, Deputy Executive Director, summarized a written comment submitted by Jennifer Wu, with the City of Visalia. Commissioner Sasaki asked if SFM staff would address Maéva Marc's comments.

Crystal Sujeski responded.

Commissioner Haskin asked for clarification on the submitted by SFM addendum.

Kevin Day, Deputy Executive Director responded that the addendum language is non-substantive.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Office of the State Fire Marshal (SFM 04/24) proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24. Commissioner Rambin moved to approve as amended based upon Criteria #6 of the 9-point criteria.; Commissioner Klausbruckner seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 13. Office of the State Fire Marshal (SFM 05/24)** Proposed adoption of amendments to the 2025 California Residential Code, Part 2.5, Title 24.

Crystal Sujeski, Division Chief with SFM, provided an overview on the proposed amendments to the 2025 CRC, Part 2.5.

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Office of the State Fire Marshal (SFM 05/24) proposed adoption of amendments to the 2025

California Residential Code, Part 2.5, Title 24. Commissioner Haskin moved to approve; Commissioner Klausbruckner seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 14. Office of the State Fire Marshal (SFM 08/24)** Proposed adoption of a new model code - 2024 International Wildland-Urban Interface Code, with amendments to become the 2025 California Wildland-Urban Interface Code, Part 7, Title 24.

Chief Daniel Berlant, State Fire Marshal, introduced the adoption of the 2025 California Wildland-Urban Interface Code and the reason for this adoption. He clarified that there are currently WUI provisions in Chapter 7A of the California Building Code, Section 337 of the California Residential Code, Chapter 49 of the California Fire Code, and defensible space requirements in Title 14. The 2025 California Wildland-Urban Interface Code consolidates all existing requirements into one place, making it easier for the local fire and local building officials to enforce these important measures.

Crystal Sujeski, Division Chief with SFM, provided specific overview on the new model code (2024 International Wildland-Urban Interface Code) and the proposed state amendments.

Comments and questions from the commissioners:

Commissioners Klausbruckner and Patel commended SFM for their efforts and all their work.

Chief Berlant stated that SFM will lead this process and will make efforts to make the International WUI code stronger. He also specified that California would support other communities and partnership with other code sections.

Commissioner Rambin complimented SFM and asked if California Energy Commission (CEC) was involved and part of the collaboration.

Crystal Sujeski, Division Chief with SFM, stated that CEC is part of the conversations and look forward to aligning where there are gaps in the code.

Public comments:

Robert Marshall, Deputy Fire Chief with the San Mateo Consolidate Fire Department, commended the SFM effort to bring all WUI requirements into a single location.

Meg Snyder, Legislative Associate with Axiom Advisors, read for the record a support comment from Bob Raymer, of California Building Industry Association.

Kevin Scott, President of KH Scott & Associates, Fire and Life safety consultant, commended SFM and stated that the commission's approval is a big step forward.

Manny Muniz, Building and Fire consultant, commended SFM and stated this is a milestone for California. However, he raised a concern that the SFM decking surface

requirements proposed to be relocated from the 2022 California Building Code Chapter 7A into the 2025 California WUI Code Section 504.7.3.2 are less restrictive than those currently in the 2024 International Wild Urban Interface Code (IWUIC) Section 504.7 which is a national model code developed by ICC. He stated that, in his opinion, this appeared to conflict with the requirements of Health and Safety Code 18930(A)(7) which requires that “the applicable national specifications, published standards, and model codes have been incorporated therein as provided in this part, where appropriate.” He asserted that the adopted California codes should be the same as or more restrictive than the model codes.

Randy Metz, Division Chief and Fire Marshal for the Carlsbad Fire Department, and current Chair of the Building Fire and Other advisory committee for the Building Standards Commission, did not agree with Mr. Muniz’s interpretation of the Health and Safety Code, specifically disagreeing with the concept that every aspect of the amended California code must be the same as or more restrictive than the model code. Randy Metz stated that the advisory committee disagreed with Mr. Muniz’s commentary and asked that the commission unanimously support this new code.

Commissioner Patel read for the record a comment submitted by Stuart Tom.

Chief Tim Spears, State Fire Marshal Assistant Deputy Director for Code Development and Analysis, Fire and Life Safety, and State Fire Training, expressed his support for the new CWUI code.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Office of the State Fire Marshal (SFM 08/24) proposed adoption of the 2025 California Wildland-Urban Interface Code, Part 7, Title 24. Commissioner Klausbruckner moved to approve as amended based upon Criteria #6 of the 9-point criteria.; Commissioner Alegre seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 15. Office of the State Fire Marshal (SFM 06/24)** Proposed adoption of amendments to the 2025 California Fire Code, Part 9, Title 24.

Crystal Sujeski, Division Chief with SFM, provided an overview on the proposed amendments, with an addendum to amend text for consistency between 2025 CFC and 2025 CBC.

Comments and questions from the commissioners:

Commissioner Klausbruckner raised several concerns related to lithium batteries, energy storage systems, and the ICC direction.

Commissioner Rambin asked a clarifying question about Item 2-27.2 and Type 4 occupancies.

Commissioner Patel raised concerns about the proposed definitions since there are no associated requirements for the defined terms.

Commissioner Haskin and Commissioner Klausbruckner agreed with Commissioner Patel's concerns. Commissioner Klausbruckner further objected to the proposed changes and recommended cleaning up the language during the upcoming intervening cycle.

Commissioner Sasaki raised a concern that the CBSC Commissioners are limited in what they are able to do at this time: only approve, disapprove, send for further study, or approve as amend.

Commissioner Haskin clarified that he was not necessarily opposed, but the information that is cutting edge now in a few years it's going to be old news, and then it's only taking up space.

Crystal Sujeski responded and addresses all comments and concerns.

Public comments:

Kevin Dalley, a board member of the Transportation Oakland and part of a group that requested SFM to consider the effect of fire apparatus access roads upon traffic safety, raised a concern about apparatus access roads and suggested amendments to the fire code.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Office of the State Fire Marshal (SFM 06/24) proposed adoption of amendments to the 2025 California Fire Code, Part 9, Title 24. Commissioner Haskin moved to approve as amended based upon Criteria #6 of the 9-point criteria.; Commissioner Santillan seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 16. Office of the State Fire Marshal (SFM 09/24)** Proposed adoption of amendments to the 2025 California Existing Building Code, Part 10, Title 24.

Crystal Sujeski, Division Chief with SFM, provided an overview on the proposed amendments to the 2025 CEBC.

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Office of the State Fire Marshal (SFM 09/24) proposed adoption of amendments to the 2025 California Existing Building Code, Part 10, Title 24. Commissioner Sasaki moved to approve; Commissioner Klausbruckner seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 17. Department of Housing and Community Development (HCD 05/24)** Proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24.

Randall Enrico, District Representative II with HCD, provided an overview of the proposed amendments to the 2025 CBC. He clarified that HCD submitted an addendum to address an editorial error in the express terms.

Comments and questions from the commissioners:

Commissioner Haskin raised a concern regarding Item 4. He noted that the proposed change to remove the words “with more than five guest rooms” from the description of R-2 nontransient hotels and motels in Section 310.3 Residential Group R-2 and to remove the words “with five or fewer guest rooms” from the description of R-3 non-transient hotels and motels in Section 310.4 Residential Group R-3 would make these terms identical in both sections, resulting in confusion regarding how to classify non-transient hotel and motel occupancies.

Commissioner Klausbruckner asked if this could be because these terms were defined differently in the model code language.

Commissioner Haskin noted this was a possibility and that he asked for clarification because in the final express terms the description of non-transient hotel and motel occupancies in Sections 310.3 and 310.4 is the same for both R-2 and R-3 occupancies.

Mitchel Baker, HCD Assistant Deputy Director, stated that HCD’s intent was to align with the model code language.

Commissioner Rambin assumed there may be a typo in the final express terms, as the title of Section 310.4 Residential Group R-3 is followed by code language referring to Group R-2. She commended HCD for deleting the five-guest rooms limit because there is no definition in the code for a non-transient hotel or motel that is less than five-guest rooms. However, she suggested HCD look into the language in the final express terms section 310.4 because in her experience there are no hotels and motels in group R-3.

Mitchel Baker thanked the commissioners for pointing out the error and stated that HCD will amend the language to indicate transient and non-transient hotels/motels.

Commissioner Haskin noted that transient and non-transient is a substantive change and not an editorial change.

Chair Soto-Taylor warned HCD that many concerns were heard, and she would like to hear from HCD more about the proposed amendments, next steps, and intent.

Mitchel Baker requested to withdraw those two sections and address it during the Intervening Cycle.

Discussion continued regarding HCD’s request to withdraw.

Stoyan Bumbalov, CBSC Executive Director, suggested that withdrawing these sections may create another conflict with existing amendments. He asked HCD if they would prefer some extra time to research and get back to the commission.

Mitchel Baker agreed to use some time to look and see if there are any additional conflicts by withdrawing the proposal.

Commissioner Patel suggested that there was a health and safety code section that defines hotels separately from residential hotel; he assumed there maybe another definition elsewhere in the state codes that maybe helpful for HCD.

**Motion 1:** Chair Soto-Taylor entertained a motion to consider the approval of the Department of Housing and Community Development (HCD 05/24) proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24. Commissioner Haskin moved to approve as amended based upon Criteria #6 of the 9-point criteria; Commissioner Sasaki seconded. Motion carried 8 yes, 2 absent.

See February 27, 2025, Meeting Minutes below regarding Agenda Item 17.

**Agenda Item 18. Department of Housing and Community Development (HCD 07/24)** Proposed adoption of amendments to the 2025 California Residential Code, Part 2.5, Title 24.

Jeffrey Cooney, District Representative with HCD, provided an overview of the proposed amendments to the 2025 CRC, and clarified that this is focused on model code adoption with the exception of a few editorial cleanup items. HCD identified a section with Appendix BB that conflicted with the California Energy Code and introduced an addendum to specify the HCD's intent to continue adopting Appendix BB with the exception of Section 106 Energy Conservation.

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Department of Housing and Community Development (HCD 07/24) proposed adoption of amendments to the 2025 California Residential Code, Part 2.5, Title 24. Commissioner Klausbruckner moved to approve as amended based upon Criteria #6 of the 9-point criteria; Commissioner Rambin seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 19. Department of Housing and Community Development (HCD 06/24)** Proposed adoption of amendments to the 2025 California Existing Building Code, Part 10, Title 24

Brian Starr, District Representative with HCD, provided an overview of the proposed amendments. He clarified that the proposal consists mainly with model code adoption with the exception of a few editorial cleanup items in response to a petition. Petition P-03-23 requested HCD to propose adoption of Chapters 5 through 11 of the 2024 International Existing Building Code into the 2025 California Existing Building Code for residential occupancies, as amended by the Office of State Fire Marshal during the 2022 Intervening Code Adoption cycle. These chapters address classifications of work, changes of occupancy, additions and alterations for existing buildings.

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Department of Housing and Community Development (HCD 06/24) proposed adoption of amendments to the 2025 California Existing Building Code, Part 10, Title 24. Commissioner Santillan moved to approve; Commissioner Alegre seconded. Motion carried 8 yes, 2 absent.

Chair Soto-Taylor paused the meeting before Agenda Item 20 and Kevin Day revisited Agenda Item 18. He also asked HCD if they were ready to revisit Agenda Item 17. HCD stated it will be heard on Thursday, February 27, 2025.

**Agenda Item 20. California Building Standards Commission (BSC 04/24)** Proposed adoption of amendments to the 2025 California Administrative Code, Part 1, Title 24.

Carol Hagler, Staff Services Manager I (Specialist) with BSC, provided an overview of the proposed amendments.

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the California Building Standards Commission (BSC 04/24) proposed adoption of amendments to the 2025 California Administrative Code, Part 1, Title 24. Commissioner Klausbruckner moved to approve; Commissioner Santillan seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 21. California Building Standards Commission (BSC 05/24)** Proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24.

Timothy O'Malley, Architectural Associate with BSC, provided an overview of the proposed amendments.

Comments and questions from the commissioners:

Commissioner Sasaki raised a concern that some of the public commenters may not understand that the Building Standards Commission has statutory authority to develop and propose for adoption only building standards related to state buildings, including public universities, where other state agencies have no authority to adopt building standards applicable to such buildings. He noted that some of the comments submitted to BSC were for commercial and other buildings outside of BSC's authority.

Timothy O'Malley, Architectural Associate with BSC, agreed that BSC's authority is very limited to buildings mentioned by Commissioner Sasaki, and clarified that most of the comments received by the BSC were regarding the snow load in Chapter 16.

There were no public comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the California Building Standards Commission (BSC 05/24) proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24. Commissioner

Sasaki moved to approve; Commissioner Rambin seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 22. California Building Standards Commission (BSC 06/24)** Proposed adoption of amendments to the 2025 California Existing Building Code, Part 10, Title 24.

Irina Brauzman, Supervising Architect with BSC, provided an overview of the proposed amendments

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the California Building Standards Commission (BSC 06/24) proposed adoption of amendments to the 2025 California Existing Building Code, Part 10, Title 24. Commissioner Klausbruckner moved to approve; Commissioner Haskin seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 23. California Building Standards Commission (BSC 01/24 CWoRE) Change Without Regulatory Effect:** Publish the Swimming Pool Safety Act within the 2025 California Building Code, Part 2, Title 24, and the California Residential Code, Part 2.5, Title 24.

Woo Cheong, Associate Architect with BSC, provided an overview of the proposal addressing the 2025 California Building Code, Chapter 31, Section 3109.2, and the 2025 Residential Code, Appendix AX, Section AX100 (renumbered to Appendix CI, Section CI100, to match changes in the model code). The proposal is necessary due to changes in the law, (which became effective on January 1, 2025). The proposed change without regulatory effect ensures that the California Swimming Pool Safety Act is accurately updated.

There were no comments.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the California Building Standards Commission (BSC 01/24 CWoRE) Change Without Regulatory Effect: Publish the Swimming Pool Safety Act within the 2025 California Building Code, Part 2, Title 24, and the California Residential Code, Part 2.5, Title 24. Commissioner Klausbruckner moved to approve; Commissioner Alegre seconded. Motion carried 8 yes, 2 absent.

**Agenda Item 24. Comments from the public on issues not on this agenda:** CBSC may receive comments from the public on matters not on the agenda. Matters raised may be briefly discussed by CBSC and/or placed on a subsequent agenda. No action may be taken by CBSC on items raised during this agenda item.

Public written comments:

Kevin Day, Deputy Executive Director, reported the written comments from Wayne Fishback and read into record the summary of Mr. Fishback's comments.

Mr. Fishback requested that the commission request emergency legislation to eliminate all local ordinance changes in areas affected by the Southern California wildfires.

Mr. Fishbeck provided an additional late comment to address homelessness, the lack of affordable housing, housing costs, housing loss to fires in LA, and local building codes.

Wednesday, February 26, 2025 - Meeting recessed at 2:58 pm.

Thursday, February 27, 2025

#### Agenda Item 1. Call to Order

Chair Sarah Soto-Taylor called the meeting of the California Building Standards Commission (CBSC) to order at 9:10 a.m. This meeting was held in-person at the meeting location listed below and remotely through Zoom and teleconference.

#### Meeting Location:

CALIFORNIA DEPARTMENT OF HEALTH CARE ACCESS AND INFORMATION  
12th FLOOR, HCAI CONFERENCE ROOM, 1237  
2020 WEST EL CAMINO AVE., SACRAMENTO, CA 95833

DIVISION OF STATE ARCHITECT (DSA) – LOS ANGELES REGIONAL OFFICE  
20th FLOOR, DSA CONFERENCE ROOM, C  
355 South Grand Avenue, Suite 2100, Los Angeles, CA 90071

[Senate Bill 544](#), Chapter 216, approved September 22, 2023, authorizes some meetings to be virtual, and to have a physical address.

**Roll Call:** CBSC staff member Pamela Maeda called the roll, and a quorum was present.

**Commissioners present:** Undersecretary Sarah Soto-Taylor, Laura Rambin, Elley Klausbruckner, Kent Sasaki and Juvilyn Alegre attended in-person in Sacramento. Raj Patel and Peter Santillan attended in-person in Los Angeles; Aaron Stockwell attended virtually.

**Commissioners Absent:** Erick Mikiten, James Haskin, and Frank Ramirez

Kevin Day, Deputy Executive Director gave meeting instructions regarding teleconferencing and venue information. He reminded the commission that Items 9 and 10 will be heard at the beginning of the meeting. The comments from the public not on this agenda will be heard under agenda item 24.

**Agenda Item 9. Division of the State Architect - Access Compliance (DSA-AC 01/24)** Proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24 & California Existing Building Code, Part 10, Title 24.

Eric Driever, Principal Architect, with DSA gave an introduction.

Michelle Davis, Supervising Architect Access Compliance Manager with DSA, provided an overview of the DSA proposals - 21 proposals, 5 with substantive changes to the requirements for accessible features. The remaining 16 proposals items are clarifications or administrative changes needed to improve the understanding for code users.

Kirklyn Cox, Senior Architect with DSA provided an overview of the proposal that refinements made based on feedback received at the Access Code collaborative meeting.

Comments and questions from the commissioners:

Commissioner Rambin had questions and comments on Item 4, Code Section 11B-228.3.2, regarding EV charging, and asked if EV spaces assigned to specific residents are covered in a different section of Chapter 11B than this one and if a pointer should be provided to that section.

Michelle Davis clarified that public housing EV spaces may also be parking spaces, and it is the only location where EV spaces and parking spaces are permitted to overlap, and that there is already a pointer to the code section for these requirements in Section 11B-228.1.

Commissioner Sasaki asked if Kendra Muller at Disability Rights California (DRC) written comments were addressed.

Eric Driever responded that DSA and BSC did receive the letter from DRC, and these were covered in the final statement of reasons.

Public comments:

Kendra Muller, Staff Attorney with DRC, stated that DRC provided written public comments for each of the items and were in support of items 1 through 20. She clarified that DRC had additional comments for specific items and would like to see them addresses in the 2025 Intervening Code Adoption Cycle. She stated that DRC opposes Item 21, the proposed deletion of references to International Building Code Section 306 subsections from Chapter 16 Referenced Standards in the California Existing Building Code (CEBC), asserting that this is an unnecessary deletion because DSA does not adopt Chapter 16.

Commissioner Sasaki asked DSA to respond to the comment related to Item 21.

Michelle Davis responded that IEBC Section 306 and its subsections reference ICC A117.1 which is not adopted in California and that because of this, the section and its subsections are also not adopted in California and should be removed from the references in Chapter 16.

Janis Kent raised a concern on Item 10 regarding Section 11B-806.2.3.1 requirements for personal lift devices in transient lodging and asserted that all housing at a place of education is transient lodging and would be subject to the proposed requirements. She asked that an exception for housing at a place of education.

Michelle Davis responded to Janis Kent's concerns by stating that DSA disagrees with the assertion that all housing at a place of education is necessarily transient lodging and

noted that in the California Building Code the definition for transient housing does not include housing at a place of education.

Kevin Day, Deputy Executive Director with BSC, stated that a written comment from Eugene Lozano with the California Council of the Blind was received, and Mr. Lozano approves the proposed sections.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Division of the State Architect - Access Compliance (DSA-AC 01/24) proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24 & California Existing Building Code, Part 10, Title 24. Commissioner Rambin moved to resend the vote; Commissioner Sasaki seconded. Motion carried 7 yes, 3 absent.

**Agenda Item 10. Department of Housing and Community Development (HCD 1-AC 01/24)** Proposed adoption of amendments to the 2025 California Building Code, Part 2, Chapter 11A, Title 24.

Veronica Turdean, Associate Construction Analyst with HCD, provided an overview of the proposed amendments. She clarified that HCD withdrew the originally proposed Item 2, which received “further study” from the Access Code Advisory Committee during the meeting on June 4th.

Comments and questions from the commissioners: None

Public comments:

Kendra Muller, Staff Attorney with DRC, stated that DRC supports Items 4, 5, 7, 8, and 9, requested further clarification on the withdrawal of Item 2, and stated support for Items 3 and 6 with minor amendments provided in DRC’s written comments. DRC suggested the submitted amendments be reviewed during the 2025 Intervening Code Adoption Cycle. Kendra Muller stated that DRC opposes Item 1 as the proposed deletion of references to Chapter 11A may cause confusion and raised a concern about the clarity of language in Item 1.

Veronica Turdean responded that the deletion in Item 1 clarifies the authority of DSA to propose standards in Chapter 11B effecting publicly funded housing as directed by Government Code Section 12955.1 and has been coordinated with DSA.

Eric Driever, Principal Architect, with DSA, stated that DSA supports the proposed deletion in Item 1.

**Motion:** Chair Soto-Taylor entertained a motion to consider the approval of the Department of Housing and Community Development (HCD 1-AC 01/24) proposed adoption of amendments to the 2025 California Building Code, Part 2, Chapter 11A, Title 24. Commissioner Sasaki moved to approve; Commissioner Klausbruckner seconded. Motion carried 7 yes, 3 absent.

**Agenda Item 17. Department of Housing and Community Development (HCD 05/24)** Proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24.

Chair Soto-Taylor turned it over to Stoyan Bumbalov, CBSC Executive Director, for comments that opened the discussion for agenda item 17. Stoyan Bumbalov explained the issue with HCD's proposal in Item 4, Sections 310.3 and 310.4, which would result in non-transient hotels and motels being included in both R-2 and R-3 occupancy groups in these code sections.

Mitchel Baker, HCD Assistant Deputy Director, stated that on February 26, 2025, the commission voted to approve HCD's agenda item 17, specifically, Item 4 of the proposed Express Terms. The proposal in Section 310.4 deletes "with more than five guest rooms" but leaves hotels non-transient and motels non-transient. He noted that after the vote, HCD found an administrative error related to the original rulemaking proposal, which had a different intent from the final express terms presented to the Commission on February 26. Michel Baker clarified that HCD's original rulemaking intent was to strike out the new model code language "hotels non-transient" and "motels non-transient" to avoid conflict with an existing California amendment definition in CBC Section 202 for hotels and motels, but that the terms "hotels non-transient" and "motels non-transient" were unintentionally left in the final express terms.

Mitchel Baker requested the commissioners rescind their vote from February 26, 2025, which would allow HCD to carefully evaluate and consider additional amendments needed in a future code adoption cycle.

Viana Barbu, Legal Counsel for the Commission, stated that an action to rescind the vote taken on February 26, 2025, due to a conflict with one of the nine-point criteria can be taken by the commission. She added that the Commission may also consider reopening agenda item 17 and vote to "approve as amended" to allow HCD to make an administrative change so that the adopted regulations match the original rulemaking intent which Mitchel Baker had described.

Comments and questions from the commissioners:

Commissioner Klausbruckner requested that legal counsel explain if this action would be considered a substantive change.

Viana Barbu responded that this action would be considered a substantive change, but because the language of Item 4 initially presented on February 26, 2025, was in conflict with one of the nine-point criteria it should not have gone forward for consideration by the Commission, and this action would correct that error.

Kyle Krause, HCD Deputy Director, said he appreciated Stoyan Bumbalov alerting HCD and the commission to this conflict. He stated that HCD made an administrative error and noted HCD could withdraw this proposal and take this matter up in the intervening

code adoption cycle, but that adopting the proposal as amended to match the original rulemaking intent would preserve the status quo.

Commissioner Klausbruckner requested a clarification regarding the legality of the Commission making a motion to “approve as amended.”

In response, Viana Barbu asked HCD additional questions related to the proposal in Item Section 310.4; she noted that she wanted to better understand what was presented to the public in terms of what HCD intended to do with this item.

Mitchel Baker clarified that consistent with the rationale for this proposal, HCD identified a conflict that existed with the existing definition in CBC Section 202 and wanted to fix that conflict. He stated that this original rulemaking intent was presented in the initial statement of reasons, initial express terms, and justification. He also specified that HCD did not recall receiving any comments directly related to the proposals in Section 310.4 during the pre-cycle or during the rulemaking process.

Viana Barbu stated that the commission could vote to “approve as amended” to match HCD’s original rulemaking intent without it being considered a material change because this would comply with the intent of HCD’s rulemaking process and would correct a possible violation of the nine-point criteria by preventing a conflict between new and existing regulations.

No public comments

**Motion 2:** Chair Soto-Taylor entertained a motion to rescind the vote from February 26, 2025, of the Department of Housing and Community Development (HCD 05/24) proposed adoption of amendments to the 2025 edition of the California Building Code, Part 2, Title 24. Commissioner Klausbruckner moved to rescind the vote; Commissioner Rambin seconded. Motion carried 7 yes, 3 absent.

**Motion 3:** Chair Soto-Taylor entertained a motion to consider the approval of the Department of Housing and Community Development (HCD 05/24) proposed adoption of amendments to the 2025 California Building Code, Part 2, Title 24. Commissioner Rambin moved to approve as amended to correct typographical error and to strike out the confusing language in Section 310.4 based upon Criteria #1 & #6 of the 9-point criteria; Commissioner Klausbruckner seconded. Motion carried 7 yes, 3 absent.

**Agenda Item 24. Comments from the public on issues not on this agenda:** CBSC may receive comments from the public on matters not on the agenda. Matters raised may be briefly discussed by CBSC and/or placed on a subsequent agenda. No action may be taken by CBSC on items raised during this agenda item.

Public written comments:

Kevin Day, Deputy Executive Director, reported on February 26th the written comments from Wayne Fishback and read into record the summary of Mr. Fishback's comments on February 27th.

Mr. Fishback requested that the commission request emergency legislation to eliminate all local ordinance changes in areas affected by the Southern California wildfires.

Mr. Fishbeck provided an additional late comment for addressing homelessness, the lack of affordable housing, housing costs, housing loss to fires in LA, and local building codes.

#### **Agenda Item 25. Future agenda Items:**

Questions or comments from the commissioners: None

Stoyan Bumbalov, CBSC Executive Director, thanked the BSC staff, the new Commission Chair, and HCAI for allowing CBSC to utilize their space. He thanked DSA for housing commissioners in LA, and also all agencies' hard work during the entire 2024 triennial code adoption cycle. He noted that the CBSC has completed the adoption process and BSC staff will start the codification process.

#### **Agenda Item 26. Adjourn**

**Motion:** Chair Soto-Taylor entertained a motion to adjourn. Commissioner Sasaki, moved to adjourn the meeting. Klausbruckner seconded. Motion carried with 7 yes, and 3 absent. Unanimous motion carries.

Chair Soto-Taylor adjourned the meeting at 11:58 am

[February 26, 2025, CBSC YouTube](#)

[February 27, 2025, CBSC YouTube](#)

Friday, February 28, 2025:

No meeting was held on February 28, 2025. The California Building Standards Commission (CBSC) heard and took action on all agenda items and completed on February 27, 2025.