APPROVED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION

FEBRUARY 26, 2025

# ADDENDUM TO FINAL EXPRESS TERMS AND RATIONALE FOR PROPOSED BUILDING STANDARDS OF THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REGARDING THE 2025 CALIFORNIA RESIDENTIAL CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2.5 (HCD 07/24)

The state agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific (Government Code Section 11346.2(a)(1)).

Approve as amended a proposed provision, as requested by the state agency. No modification shall be made that materially alters a requirement, right, responsibility, condition or prescription in the text made available to the public for comment in accordance with this chapter. The proposing agency shall justify the modification pursuant to Health and Safety Code Section 18930 in an amended justification consistent with the approval action submitted to the Commission within 15 days. Failure to submit the amended justification within that time is cause for disapproval. (Section 1-417(a)4 of the California Administrative Code, Part 1 of Title 24 of the California Code of Regulations).

If using assistive technology, please adjust your settings to recognize underline, strikeout, italic and ellipsis.

## LEGEND for FINAL EXPRESS TERMS

* Model Code language appears upright
* Existing California amendments appear in *italic*
* Amended model code or new California amendments appear *underlined & italic*
* Repealed model code language appears ~~upright and in strikeout~~
* Repealed California amendments appear in *~~italic and strikeout~~*
* Ellipses (...) indicate existing text remains unchanged

## ADDENDUM to FINAL EXPRESS TERMS and RATIONALE

### ITEM 23 Appendix BB Tiny Houses [formerly Appendix AQ]

HCD proposes to continue to adopt Appendix BB [formerly Appendix AQ] (except section BB106), from the 2024 IRC into the 2025 CRC ~~without modification~~.

**APPENDIX BB  
TINY HOUSES**

**~~SECTION BB106 - ENERGY CONSERVATION~~**

**~~BB106.1 Air leakage testing.~~** ~~The air leakage rate for tiny houses shall not exceed 0.30 cubic feet per minute at 50 Pascals of pressure per square foot of the dwelling unit enclosure area. The air leakage testing shall be in accordance with the testing methods required in Section N1102.5.1.2. The dwelling unit enclosure area shall be the sum of the areas of ceilings, floors and walls that separate the conditioned space of a dwelling unit from the exterior, its adjacent unconditioned spaces and adjacent dwelling units.~~

**~~BB106.1.1 Whole-house mechanical ventilation.~~** ~~Where the air leakage rate is in accordance with Section BB106.1, the tiny house shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4.~~

**~~BB106.2 Alternative compliance.~~** ~~Tiny houses shall be deemed to be in compliance with Chapter 11 of this code and Chapter R4 of the International Energy Conservation Code, provided that the following conditions are met:~~

1. ~~The insulation and fenestration meet the requirements of Table N1102.1.2~~
2. ~~The thermal envelope meets the requirements of Section N1102.5.1.1 and Table N1102.5.1.1.~~
3. ~~Solar, wind or other renewable energy source supplies not less than 90 percent of the energy use for the structure.~~
4. ~~Solar, wind or other renewable energy supplies not less than 90 percent of the energy for service water heating.~~
5. ~~Permanently installed lighting is in accordance with Section N1104.~~
6. ~~Mechanical ventilation is provided in accordance with Section M1505 and operable fenestration is not used to meet ventilation requirements.~~

**Rationale:** HCD has identified a section in Appendix BB that conflicts with the California Energy Code, part 6. HCD does not adopt Part IV, Energy Conservation, which includes Chapter 11, from the 2024 IRC which is referenced in BB106. HCD proposes to continue to adopt Appendix BB with the exception of section BB106 Energy Conservation.

**Notation**:

Authority: Health and Safety Code Sections 17040, 17920.9, 17921, 17921.5, 17921.6, 17921.10, 17922, 17922.6, 17922.12, 17922.14, 17926, 17927, 17928, 17958.12, 18552, 18554, 18620, 18630, 18640, 18670, 18690, 18691, 18865, 18871.3, 18871.4, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18938.3, 18944.11 and 19990; and Government Code Sections 12955.1 and 12955.1.1.

Reference: Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18938.6, 18941, 18941.5, 19890, 19891, 19892 and 19960 through 19997; Civil Code Sections 1101.4, 1101.5, 1954.201, 1954.202 and 5551; and Government Code Sections 8698.4, 12955.1, 12955.1.1 and 65852.2.

The Department of Housing and Community Development requests the Commission to approve this item as amended, to satisfy Health and Safety Code Section **18930(a)(6)**, The proposed building standards are not unnecessarily ambiguous or vague, in whole or in part.