

CALIFORNIA BUILDING STANDARDS COMMISSION
MEETING MINUTES
October 15, 2025

Wednesday, October 15, 2025

Agenda Item 1. Call to Order

Chair Nick Maduros 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 Location:

CALIFORNIA DEPARTMENT OF HEALTH CARE SERVICES
1500 Capitol Ave., First Floor Auditorium
Sacramento, CA 95814

Pursuant to [Senate Bill 544](#) (Chapter 216, Statutes of 2023), effective January 1, 2024, this meeting has a physical location where the majority of the commissioners are present, the public is able to be present in-person and also have the ability to participate via Zoom.

Stoyan Bumbalov, CBSC Executive Director, welcomed the CBSC's new Chair, Government Operations Agency (GovOps) Secretary Nick Maduros. Nick was appointed Secretary of GovOps by Governor Gavin Newsom in March of 2025, elevated to the role after serving as Director of the California Department of Tax and Fee Administration (CDTFA). Chair shared more information about himself during Agenda Item 4a.

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

Commissioners present: Secretary Nick Maduros, Erick Mikiten, Kent Sasaki, Frank Ramirez, Elley Klausbruckner, Laura Ramin, Juvilyn Alegre, Aaron Stockwell and James Haskin attended virtually.

Commissioners Absent: Raj Patel and Peter Santillan.

Chair Nick Maduros led the commission in the Pledge of Allegiance.

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

Agenda Item 2. 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.

Comments and questions from the commissioners: None

Public comments:

Bob Raymer, representing the California Building Industry Association (CBIA): Mr. Raymer addressed the recent approval of Addendum A to the ASHRAE Standard 15 (refrigeration standard) and requested CBSC expedite the use of Addendum A in California.

Agenda Item 3. Review and approval of meeting minutes:

a. December 17, 2024

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Nick Maduros entertained a motion to consider the approval of the December 17, 2024, meeting minutes with modification outlined in the addendum. Commissioner Sasaki moved to approve as amended; Commissioner Klausbruckner seconded. Motion carried 7 yes, 1 abstain and 2 absent.

b. February 26 - 28, 2025

Comments and questions from the commissioners: None

There were no public comments.

Motion: Chair Nick Maduros entertained a motion to consider the approval of the February 26 – 28, 2025, meeting minutes. Commissioner Rambin moved to approve; Commissioner Alegre seconded. Motion carried 6 yes, 2 abstain and 2 absent.

Agenda Item 4. Commission Business:

a. New GovOps Secretary

Chair Nick Maduros introduced himself and provided a brief overview of his past professional positions and personal background.

b. Commissioner re-appointments

Chair Nick Maduros recognized two commissioners that Governor Gavin Newsom reappointed back in February 2025 to a new four-year term: Commissioners Elley Klausbruckner and Aaron Stockwell.

Stoyan Bumbalov, CBSC Executive Director, recognized and presented a certificate to Commissioner Mikiten, who will be retiring when his term ends January 1, 2026, after serving 14 years with CBSC. Early in 2025, Commissioner Mikiten was elevated to the

College of Fellows of the American Institute of Architects. He has been a leader in Universal Design and collaborated on the creation of the Inclusive Design Standards to help make multifamily projects more accessible and inclusive.

Commissioner Mikiten provided details about his work and plans for the future.

c. Re-appointment of Vice Chair

Chair Nick Maduros stated that CBSC annually reappoints or nominates a CBSC Vice Chair and that Commissioner Raj Patel is the current Vice Chair. CBSC Executive Director Stoyan Bumbalov mentioned that despite Raj Patel not being in attendance, he would be honored to be re-appointed.

Commissioners discussed and agreed that Commissioner Raj Patel should be nominated as CBSC's Vice Chair.

There were no public comments.

Motion: Chair Nick Maduros entertained a motion to consider the nomination of CBSC Vice Chair Raj Patel; Commissioner Klausbruckner moved to approve; Commissioner Sasaki seconded and provided examples in support of Vice Chair Raj Patel's re-appointment. Motion carried 8 yes, 2 absent.

Agenda Item 5. Office of State Fire Marshal (SFM EF 01-25) Emergency

Rulemaking: 2025 California Wildland-Urban Interface Code, California Code of Regulations, Title 24, Part 7.

Consider the Finding of Emergency:

Stoyan Bumbalov, CBSC Executive Director, gave an overview of the procedure for adopting Emergency Building Standards, and clarified that there will be two votes – one for the finding of emergency, and if the finding of emergency is approved, a second vote to approve the proposal. Both votes require 2/3 approval.

Chair Nick Maduros asked for a representative from the Office of State Fire Marshal (SFM) to present the Finding of Emergency for the 2025 California Wildland-Urban Interface Code, California Code of Regulations, Title 24, Part 7.

Chief Daniel Berlant, State Fire Marshal, and Chief Crystal Sujeski, Chief of Code Development and Analysis with SFM, provided an overview of the finding of emergency.

Chief Berlant stated that this emergency rulemaking is required for crucial cleanup to maintain the strength of the code. The proposal extends the High Fire Hazard Severity Zone into the Local Responsibility Areas (LRA). SB 63 requires SFM to bring a proposal before the Commission after mapping is complete.

Chief Crystal Sujeski explained that SFM originally had a proposal for the 2024 triennial cycle, but received comments early in the process that designated areas for LRA for

High was not very clear. She went on to provide further details about the need for an emergency regulation and provided an overview of the proposed changes.

Commissioner comments:

Commissioners Haskin, Klausbruckner, Mikiten, Ramirez, Rambin and Sasaki voiced a number of inquiries including:

- 1) the omission of a Form 399 with the package;
- 2) the timing emergency filing;
- 3) clarification on the effects on existing buildings;
- 4) recourse for local jurisdictions that disagree with the published maps;
- 5) whether SFM has plans to submit as a permanent change to Title 24;
- 6) plans for outreach to affected parties;
- 7) concerns with cost impacts and timing;
- 8) whether the emergency has created funding or resource opportunities;
- 9) whether the insurance industry has been involved in discussions and if they will be utilizing the same maps for existing residential buildings; and
- 10) socioeconomic differences within areas affected by wildfires.

Chief Daniel Berlant and Chief Crystal Sujeski provided detailed responses to all questions and comments presented by the commissioners.

Public comments:

Deputy Chief Ryan Brayton, representing the City of Rocklin, supported the goal of improving public safety through evidence-based building standards, but opposed the emergency ruling, as proposed. He raised a concern that the updated maps were developed without input from the city and that there were areas within the High Severity maps that don't accurately reflect local fire risk. He noted that this rulemaking removes local discretion and substitutes it with a blanket state requirement.

Bob Raymer, representing California Building Industry Association (CBIA), California Apartment Association (CAA), California Business Properties Association (CBPA) and Building Owners and Managers Association (BOMA), supported the finding of emergency package. He expressed an opinion that the state is in the middle of an insurance crisis; the price of insurance is enormous compared to the cost of compliance, and these standards work – structures built to these standards are more likely to survive a major wildfire.

Christine Reed with the International Code Council (ICC) supported SFM's efforts in expanding and hardening building standards in the LRA.

Kevin Scott, a retiree from the Kern County Fire Department and current fire and life safety consultant, expressed his support for the emergency rulemaking; he believes it will make homes safer and promote compliance with the Insurance Institute for Business & Home Safety (IBHS) Wildfire Prepared Home program.

Written comments:

CBSC's Deputy Executive Director Kevin Day summarized a written comment received from the California Association of Realtors, which asked for a delay of the effective date until January 1, 2027, to ensure adequate time for outreach and education for new construction and existing home renovation.

Motion: Nick Maduros entertained a motion to consider the approval of the Office of State Fire Marshal (SFM EF 01-25) Finding of Emergency Rulemaking, 2025 California Wildland Urban Interface Code, California Code of Regulations, Title 24, Part 7. Commissioner Mikiten moved to approve; Commissioner Sasaki seconded. Motion carried 8 yes, 2 absent.

Agenda Item 5. Office of State Fire Marshal (SFM EF 01-25) Emergency Rulemaking: 2025 California Wildland-Urban Interface Code, California Code of Regulations, Title 24, Part 7.

Consider the Emergency Proposal:

Chair Nick Maduros moved to the second part of this agenda item 5 to consider the emergency proposal and asked for a representative from the Office of State Fire Marshal to present the Emergency Proposal for the 2025 California Wildland-Urban Interface Code, California Code of Regulations, Title 24, Part 7.

Chief Crystal Sujeski with SFM provided specifics about the proposed changes to the code (Items 1-4) and asked for an "approve as amended" in Section 503.1 under Criteria 1 to remove exception 2 dealing with additions and remodels to correlate with the change made in Item 2 of the emergency rulemaking.

Commissioner comments:

Commissioners Haskin, Klausbruckner, Mikiten, Ramirez, Rambin and Sasaki provided comments and questions specific to the package, including:

- 1) clarification about the changes being requested within Section 503.1;
- 2) history of the July 1, 2008, trigger date that is being deleted in the proposal;
- 3) suggestion of a future pointer within Part 7 for public can access of the maps;
- 4) clarification of the difference between the High and Very High requirements;
- 5) whether the three levels allow provisions for local authorities to increase requirements on a local basis;
- 6) verifying that by adding High to the maps, it is not increasing requirements for compliance;
- 7) confirmation that there will be a substantial increase of affected properties with the addition of the High fire severity zone to the LRA;
- 8) request that "remodel" be defined or that another defined term from Part 10 be used in its place;
- 9) clarification of when home remodels would be affected by the regulation and the extent of the impact;
- 10) suggestions for future editorial changes;

- 11) whether the removal of the term “vegetation” changes the effect of the regulation;
- 12) the need for planned guidance and education to help code users (homeowners, builders, HOA's) with the regulatory changes;
- 12) suggested the addition of a per residence benefit within the certifying rulemaking Form 399; and
- 13) concern that existing homes will be hesitant to make improvements due to the increased requirements/costs.

Chief Daniel Berlant and Chief Crystal Sujeski provided detailed responses to all questions and comments presented by the commissioners.

Public comments:

Kevin Scott, retired from Kern County Fire Department, expressed his support of the package including the addendum to revise exception 2 in Section 503.1; as it is a duplication. He confirmed that WUI would not be applied if the work is not touching the roof or exterior of the building. Kevin Scott noted, regarding the same requirement in both High and Very High for the LRA, it is consistent with what is done in the SRA. He expressed an opinion that fires do not stop at a boundary drawn on a map; most structure fires are a result of wind driven embers.

Bob Raymer strongly supported all of the proposed changes and thanked SFM for removing the July 2008 date. He noted that Section 101.5 of Part 7 specifically addresses additions and alterations. Regarding cost issue with retrofits, Bob Raymer suggested that Class A and Class B roofs are now similar in cost and there is a statewide availability of Class A product across the state. He expressed an opinion that real cost issues are with vent and window requirements, but the difference in cost is in the thousands, not tens of thousands.

Morgan Hall, President of the California Fire Prevention Officers Association, believes the proposal will create safer homes in California.

Commissioner Klausbruckner asked if a homeowner is extending a home by 10 feet, would they be required to meet the (fire department) access requirements for new construction?

Chief Sujeski pointed out that this sort of scenario would be at the local jurisdiction's discretion, especially if it is going to create a different hazard.

Commissioner Klausbruckner followed up by asking if a home is old and the extension doesn't affect fire access or hydrants, is there a larger expense with today's fire access requirements versus older codes?

Chief Sujeski confirmed that the new requirements would only apply to the home addition.

Motion: Nick Maduros entertained a motion to consider the approval of the Office of State Fire Marshal (SFM EF 01-25) Emergency Rulemaking, 2025 California Wildland

Urban Interface Code, California Code of Regulations, Title 24, Part 7. Commissioner Mikiten moved to approve as amended based upon Criteria 1; Commissioner Klausbruckner seconded. Motion carried 8 yes, 2 absent.

Agenda Item 6. Legislative Report

Carol Hagler, Staff Services Manager I with Building Standards Commission (BSC) presented the Legislative Report, providing a high-level summary of some of the 43 bills that CBS tracked over the year:

- AB 130 enacts a 6-year moratorium on state and local standards affecting residential units and permanently restricts the type of Title 24 proposals that can be proposed during intervening code adoption cycles.
- AB 253 requires local jurisdictions to post prescribed residential building permit fee schedules to its website.
- AB 367 requires the Energy Commission to evaluate the cost-effectiveness of Passive House energy efficiency standards and report findings to the legislature by July 1, 2028.
- AB 462 directs local jurisdictions to issue a certificate of occupancy for an ADU if it is in a county subject to a proclamation of state emergency.
- AB 507 requires a streamlined ministerial review process for adaptive reuse projects.
- AB 752 calls for daycare centers located within multifamily housing to be considered a residential use of property.
- SB 283 places specific requirements on permitting and inspecting energy storage systems and directs SFM to consider proposing building standards to restrict locations to dedicated-use non-combustible buildings or outside installations.
- SB 470 extends the current Bagley-Keene teleconferencing rules until January 1, 2030.
- SB 655 requires state agencies to consider state policy for attaining and maintaining safe maximum indoor temperature.
Senate Rule 61 urges CBSC, SFM, CDI and other agencies to evaluate current codes and policies for opportunities to strengthen resilience, support innovation and reflect best practices in fire and climate adaptive construction.

Commissioner comments:

Commissioner Sasaki asked if AB 130 has any impact on the emergency regulation that was just approved and whether local jurisdictions can make changes to the code that are more stringent.

Executive Director Bumbalov explained that AB 130 has an exception for SFM. This proposal is an emergency rulemaking related to fire and life safety with an element of home hardening. For this proposal, local jurisdictions can modify to make more restrictive.

Commissioner Klausbruckner expressed a concern regarding Senate Rule 61 and the request for best practices to be introduced.

Deputy Executive Director Day explained that a Senate Rule is not a bill and does not necessarily have the force of law.

Public comments:

Agenda Item 7. Executive Director Report

Stoyan Bumbalov, CBSC Executive Director, shared information related to the following:

- 2024 Triennial Code Adoption Cycle – thanked the Commissioners, CBS staff, and state agencies for working together to complete the adoption and publication of the 2025 California Building Standards Code that will become effective January 1, 2026.
- 2025 Intervening Code Adoption Cycle – pre-cycle workshops have been conducted, and AB 130 is being considered during this intervening cycle. Coordination has started for Code Advisory Committee (CAC) meetings
- AB 130 – large trailer budget bill that went into effect on October 1, 2025; the parts affecting building standards are in sections 29, 30, 31, and 37 through 42. It enacts a six-year moratorium on state and local building standards affecting residential units and places permanent restrictions on the type of Title 24 proposals state agencies may promulgate during the intervening code cycle.
- Personnel updates

There were no comments.

Agenda Item 8. Future Agenda Items

No Comments and questions from the commissioners

Agenda Item 9. Adjourn

Motion: Nick Maduros entertained a motion to adjourn; Commissioner Mikiten moved to approve; Commissioner Klausbruckner seconded. Motion carried 8 yes, 2 absent.

Chair adjourned the meeting at 12:38 pm.