

**NOTICE OF PROPOSED ACTION
TO BUILDING STANDARDS OF THE
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REGARDING THE
2025 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA ELECTRICAL CODE,
2025 CALIFORNIA MECHANICAL CODE AND 2025 CALIFORNIA PLUMBING CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24 PARTS 2, 3, 4, & 5
(HCD 1-AC 01/25)**

Notice is hereby given that the California Building Standards Commission (CBSC) on behalf of the Department of Housing and Community Development (HCD) proposes to adopt, approve, codify, and publish changes to building standards contained in the California Code of Regulations (CCR), Title 24, Parts 2, 3, 4, and 5. HCD is proposing building standards related to the 2025 California Building Code (CBC), California Electrical Code (CEC), California Mechanical Code (CMC) and California Plumbing Code (CPC).

PUBLIC COMMENT PERIOD

Reference: Government Code Sections 11346.5(a)(1), 11346.5(a)(15) and 11346.5(a)(17).

A public hearing has not been scheduled; however, written comments will be accepted from **April 17, 2026**, until midnight on **June 1, 2026**.

Comments may be submitted to CBSC via:

Email: cbsc@dgs.ca.gov

US Mail postmarked no later than **June 1, 2026**:
California Building Standards Commission
Attention: Public Comments
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

All written comments received are considered part of the public record and will be made available for public inspection via [CBSC's website](#). Public comments may include personally identifiable information (PII) such as name, email address or mailing address. Interested persons are not required to submit their PII to comment on this rulemaking. However, any PII submitted is subject to posting on the publicly accessible [CBSC website](#) without redaction. Also, only comments received in an accessible format will be viewable on CBSC's website. Non-accessible comments will be listed on the website and made available upon request. Any interested person, or his or her duly authorized representative, may request no later than 15 days prior to the close of the written comment period that a public hearing be held.

The public will have an opportunity to provide written and oral comments regarding the proposed action on building standards at a public meeting to be conducted by CBSC to be scheduled at a date near the end of the current adoption cycle. A meeting notice will be issued announcing the date, time and location of the public meeting.

POST-HEARING MODIFICATIONS TO THE TEXT OF THE REGULATIONS

Reference: Government Code Section 11346.5(a)(18).

Following the public comment period, CBSC may adopt the proposed building standards substantially as proposed in this notice or with modifications that are sufficiently related to

the original proposed text and notice of proposed changes. If modifications are made, the full text of the proposed modifications, clearly indicated, will be made available to the public for at least 15 days prior to the date on which CBSC adopts, amends, or repeals the regulation(s). CBSC will accept written comments on the modified building standards during the 15-day period.

NOTE: To be notified of any modifications, you must submit written/oral comments or request that you be notified of any modifications.

AUTHORITY AND REFERENCE

2025 California Building Code, Part 2

Reference: Government Code Section 11346.5(a)(2).

CBSC proposes to adopt these building standards under the authority granted by Health and Safety Code Section 18949.5. The purpose of these building standards is to implement, interpret, or make specific the provisions of Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

HCD is proposing this regulatory action based on Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5, and 19990; and Government Code Sections 12955.1 and 12955.1.1.

2025 California Electrical Code, Part 3

Reference: Government Code Section 11346.5(a)(2).

CBSC proposes to adopt these building standards under the authority granted by Health and Safety Code Section 18949.5. The purpose of these building standards is to implement, interpret, or make specific the provisions of Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

HCD is proposing this regulatory action based on Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5, and 19990; and Government Code Sections 12955.1 and 12955.1.1.

2025 California Mechanical Code, Part 4

Reference: Government Code Section 11346.5(a)(2).

CBSC proposes to adopt these building standards under the authority granted by Health and Safety Code Section 18949.5. The purpose of these building standards is to implement, interpret, or make specific the provisions of Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, and 19960 through 19997; and Government Code Sections 12955.1 and 12955.1.1.

HCD is proposing this regulatory action based on Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873,

18873.1 through 18873.5, and 19990; and Government Code Sections 12955.1 and 12955.1.1.

2025 California Plumbing Code, Part 5

Reference: Government Code Section 11346.5(a)(2).

CBSC proposes to adopt these building standards under the authority granted by Health and Safety Code Section 18949.5. The purpose of these building standards is to implement, interpret, or make specific the provisions of Health and Safety Code Sections 17000 through 17062.5, 17910 through 17995.5, 18200 through 18700, 18860 through 18874, 18941, and 19960 through 19997; Government Code Sections 12955.1 and 12955.1.1.

HCD is proposing this regulatory action based on Health and Safety Code Sections 17040, 17920.9, 17921, 17922, 18300, 18620, 18630, 18640, 18670, 18865, 18871.3, 18873, 18873.1 through 18873.5, and 19990; and Government Code Sections 12955.1 and 12955.1.1.

INFORMATIVE DIGEST

Reference: Government Code Section 11346.5(a)(3).

Summary of Existing Laws

Health and Safety Code, section 17000 through 17062.5, also known as the Employee Housing Act EHA, requires HCD to develop and propose adoption of building standards for employee housing and describes the general provisions, application and scope, rules and regulations, and enforcement provisions of the EHA that that are being implemented, interpreted, or made specific by those proposed building standards/amendments.

Health and Safety Code, section 17040 requires HCD to propose adoption of building standards for employee housing for "... the protection of the public health, safety, and general welfare of employees and the public, governing the erection, construction, enlargement, conversion, alteration, repair, occupancy, use, sanitation, ventilation, and maintenance of all employee housing".

Health and Safety Code, section 17910 through 17995.5 requires HCD to develop and propose adoption of regulations for buildings used for human habitation and sets forth the requirements and authority pertaining to promulgation of rules and adoption of building standards pertaining to the regulation of buildings used for human habitation.

Health and Safety Code, section 17920.9 requires HCD to propose the adoption, amendment, or repeal by the CBSC of regulations necessary for the provision of minimum fire safety standards relating to the manufacture, composition, and use of foam building systems manufactured for use in mobilehomes or factory-built housing.

Health and Safety Code, section 17921 requires HCD to propose the adoption, amendment, or repeal of building standards to the CBSC.

Health and Safety Code, section 17922 states that the most recent editions of the international or uniform codes referred to in that section shall be considered to be adopted one year after the date of publication of the applicable international or uniform codes and requires building standards to impose substantially the same requirements

as are contained in the most recent editions of the uniform industry codes. The CBSC is authorized to adopt these building standards under the authority granted by HSC, section 18949.5.

Health and Safety Code, section 18200 through 18700, also known as the Mobilehome Parks Act (MPA), requires HCD to develop and propose adoption of building standards for permanent buildings and structures within mobilehome parks and describes the general provisions, application and scope, rules and regulations, and enforcement provisions of the MPA that that are being implemented, interpreted, or made specific by those proposed building standards/amendments.

Health and Safety Code, section 18300, authorizes HCD to adopt building standards for mobilehome parks.

Health and Safety Code, section 18620 establishes HCD's authority to propose the adoption of building standards to the CBSC pursuant to Chapter 4 (commencing with section 18935) of Part 2.5 and to adopt regulations regarding the construction of buildings in mobilehome parks that it determines are reasonably necessary for the protection of life and property.

Health and Safety Code, section 18630 establishes HCD's authority to propose building standards regarding plumbing in mobilehome parks that are reasonably necessary for the protection of life and property.

Health and Safety Code, section 18640 authorizes HCD to propose adoption of building standards and to adopt regulations for toilet, shower, and laundry facilities in mobilehome parks.

Health and Safety Code, section 18670 authorizes HCD to propose adoption of building standards and to adopt regulations regarding electrical wiring, fixtures, and equipment installed in mobilehome parks that it determines are reasonably necessary for the protection of life and property.

Health and Safety Code, section 18860 through 18874, also known as the Special Occupancy Parks Act (SOPA), requires HCD to develop regulations in title 25 of the California Code of Regulations that reference building standards and propose adoption of building standards for special occupancy parks and describes the general provisions, application and scope, rules and regulations, and enforcement provisions of the SOPA that that are being implemented, interpreted, or made specific by those proposed building standards/amendments.

Health and Safety Code, section 18865 establishes HCD's authority to adopt regulations to interpret and make specific the Special Occupancy Parks Act.

Health and Safety Code, section 18871.3 establishes HCD's authority to propose the adoption of building standards to the CBSC and to adopt regulations regarding accessory buildings or structures located in a special occupancy park.

Health and Safety Code, section 18873 establishes HCD's authority to propose the adoption of building standards to the CBSC pursuant to Chapter 4 (commencing with Section 18935) of Part 2.5 and to adopt regulations regarding the construction of buildings in special occupancy parks that it determines are reasonably necessary for the protection of life and property.

Health and Safety Code, sections 18873.1 through 18873.5 establishes HCD’s authority to propose the adoption of building standards to the CBSC and to adopt regulations regarding plumbing; toilet, shower, and laundry facilities; electrical wiring, fixtures, and equipment; fuel gas equipment and installations; and generally recognized fire protection standards, governing conditions relating to the prevention of fire or for the protection of life and property against fire in special occupancy parks.

Health and Safety Code, section 18941 requires building standards to be administered and enforced, and whenever practicable, written on a performance basis consistent with state and nationally recognized standards for building construction in view of the use and occupancy of each structure to preserve and protect the public health and safety.

Health and Safety Code, sections 19960 through 19997, also known as the Factory-Built Housing Law (FBHL), include the requirement that HCD propose adoption of building standards for factory-built housing and describes the general provisions, application and scope, rules and regulations, and enforcement provisions of the FBHL that that are being implemented, interpreted, or made specific by those proposed building standards/amendments.

Health and Safety Code, section 19990 authorizes HCD to propose the adoption of building standards to the CBSC pursuant to Chapter 4 (commencing with section 18935) of Part 2.5 of the HSC and to adopt regulations regarding requirements related to factory-built housing, including standards that include provisions imposing requirements reasonably consistent with recognized and accepted standards in the most recent editions of the international or uniform industry codes.

Government Code, section 12955.1 authorizes HCD to adopt regulations and to propose the adoption, amendment, or repeal of building standards necessary to implement, interpret, or make specific the provisions of this section related to the failure to design and construct a covered multifamily dwelling in a manner that allows access to, and use by, disabled persons for residential occupancies other than public housing.

Government Code, section 12955.1.1 provides clear definitions for “covered multifamily dwellings” and for “multistory dwelling unit” for the purposes of Government Code, section 12955.1.

Summary of Existing Regulations

The California Building Standards Code, Title 24, Part 2, 2025 CBC; Part 3, 2025 CEC; Part 4 2025 CMC; and Part 5, 2025 CPC, adopted by reference the 2024 International Building Code (IBC), 2023 National Electrical Code (NEC), 2024 Uniform Mechanical Code (UMC) and 2024 Uniform Plumbing Code (UPC) with California amendments is effective January 1, 2026. Existing CBC regulations specifically related to the proposed changes include section 1.8.2.1.2 which covers housing accessibility.

Summary of Effect

HCD proposes to repeal an existing California amendment that addresses the scope and application of Chapter 11A of the CBC to public housing, and to repeal an associated definition. This amendment will harmonize building standards with the existing provisions of CBC, Chapter 11A.

There is no intended change in regulatory effect. Assembly Bill 130 (Chapter 22, Statutes of 2025) places strict limitations on what the State can consider during this Intervening Code Adoption Cycle. HCD has determined that the proposed changes are permissible under HSC, section 18942(a)(2)(A).

Comparable Federal Statute or Regulations

There are no comparable federal statutes or regulations.

Policy Statement Overview

The proposed regulations, as part of the update to the 2025 CBC, CEC, CMC, and CPC, will amend existing building standards affecting residential occupancies and building or structures accessory thereto, as provided for by federal and state accessibility requirements.

The proposed amendments repeal an existing California reference related to CBC Chapter 11A and an associated definition to align with current CBC provisions. These changes are clarifications only and do not alter the substance, intent, or application of existing code requirements.

Evaluation of Consistency

HCD has determined that the proposals are not inconsistent or incompatible with existing state regulations.

OTHER MATTERS PRESCRIBED BY STATUTE APPLICABLE TO THE AGENCY OR TO ANY SPECIFIC REGULATION OR CLASS OF REGULATIONS

Reference: Government Code Section 11346.5(a)(4).

None.

MANDATE ON LOCAL AGENCIES OR SCHOOL DISTRICTS

Reference: Government Code Section 11346.5(a)(5).

HCD has determined that the proposed regulatory action would not impose a mandate on local agencies or school districts. HCD's proposal does not mandate state reimbursement pursuant to Part 7 (commencing with Section 17500) of Division 4 of the Government Code.

ESTIMATE OF COST OR SAVINGS

Reference: Government Code Section 11346.5(a)(6).

An estimate, prepared in accordance with instructions adopted by Department of Finance, of cost or savings to any state agency, local agency, or school district.

- A. Cost or Savings to any state agency: **None.**
- B. Cost to any local agency required to be reimbursed under Part 7 (commencing with Section 17500) of Division 4: **None.**
- C. Cost to any school district required to be reimbursed under Part 7 (commencing with Section 17500) of Division 4: **None.**
- D. Other nondiscretionary cost or savings imposed on local agencies: **None.**

E. Cost or savings in federal funding to the state: **None.**

HCD has determined that the amendment will have no fiscal effect since there is no intended change in regulatory effect and the proposed amendments do not materially alter the substance or intent of the existing code provisions.

INITIAL DETERMINATION OF NO SIGNIFICANT STATEWIDE ADVERSE ECONOMIC IMPACT ON BUSINESSES

Reference: Government Code Section 11346.5(a)(8).

If the agency makes an initial determination that the adoption/amendment/repeal of this regulation will not have a significant, statewide adverse economic impact directly affecting business, including the ability of California businesses to compete with businesses in other states, it shall make a declaration to that effect.

HCD has made an initial determination that the amendment of this regulation will not have a significant statewide adverse economic impact on businesses, including the ability of California businesses to compete with businesses in other states.

Declaration of Evidence

Reference: Government Code Section 11346.5(a)(8).

In making the declaration, the agency shall provide in the record of facts, evidence, documents, testimony, or other evidence that the agency relied upon to support its initial determination of no effect.

The proposed amendments are limited to clarifying, conforming, and coordinating changes, or correcting an oversight, and do not materially alter the substance or intent of existing code provisions. Therefore, no additional facts, evidence, documents, testimony, or other supporting information are relied upon by HCD to make its initial determination of no significant adverse economic impact on business pursuant to Government Code Section 11346.2(b)(5)(A).

The public is invited to submit any relevant information, facts, or documents that either support this determination or provide evidence to the contrary.

COST IMPACT ON REPRESENTATIVE PRIVATE PERSON OR BUSINESS

Reference: Government Code Section 11346.5(a)(9).

Describe all cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action. If no cost impact, provide the following statement:

HCD is not aware of any cost impacts that a representative private person or business would necessarily incur in reasonable compliance with the proposed action.

ASSESSMENT OF EFFECT OF REGULATIONS UPON JOBS AND BUSINESS EXPANSION, ELIMINATION OR CREATION

Reference: Government Code Section 11346.5(a)(10).

HCD has assessed whether and to what extent this proposal will affect the following:

A. The creation or elimination of jobs within the State of California.

These regulations will not affect the creation, or cause the elimination, of jobs within the State of California.

B. The creation of new businesses or the elimination of existing businesses within the State of California.

These regulations will not affect the creation of new businesses, or cause the elimination of existing businesses within the State of California.

C. The expansion of businesses currently doing business within the State of California.

These regulations will not affect the expansion of businesses currently doing business within the State of California.

D. The benefits of the regulation to the health and welfare of California residents, worker safety, and the state's environment.

These regulations benefit California residents by ensuring consistency in the code and eliminating possible confusion which leads to protection of public health and safety, worker safety, and the environment.

FINDING OF NECESSITY FOR THE PUBLIC'S HEALTH, SAFETY, OR WELFARE

Reference: Government Code Section 11346.5(a)(11).

Any regulation that requires a report shall not apply to businesses, unless the agency makes a finding that it is necessary for the health, safety, or welfare of the public that the regulations apply to businesses.

N/A

ESTIMATED COST OF COMPLIANCE OF STANDARDS THAT WOULD IMPACT HOUSING

Reference: Government Code Section 11346.5(a)(12).

No increased cost of compliance for those regulations that make only technical and nonsubstantive changes.

CONSIDERATION OF ALTERNATIVES

Reference: Government Code Section 11346.5(a)(13).

HCD has determined that no reasonable alternative considered by HCD or that has otherwise been identified and brought to the attention of HCD would be more effective in carrying out the purpose for which the action is proposed or would be as effective and less burdensome to affected private persons than the proposed action. In addition, no reasonable alternative considered by HCD or that has otherwise been identified and brought to the attention of HCD would be more cost-effective to affected private persons and equally effective in implementing the statutory policy or other provisions of law.

AVAILABILITY OF RULEMAKING DOCUMENTS

Reference: Government Code Sections 11346.5(a)(16) and 11346.5(a)(20).

All of the information upon which the proposed regulations are based is contained in the rulemaking file, which is available for public review, by contacting the person named below. This notice, the express terms and initial statement of reasons can be accessed from the [CBSC website](https://dgs.ca.gov/BSC): dgs.ca.gov/BSC.

Reference: Government Code Section 11346.5(a)(19).

Interested parties may obtain a copy of the final statement of reasons, once it has been prepared, by making a written request to the contact person named below or at the [CBSC website](https://www.dgs.ca.gov/en/BSC): <https://www.dgs.ca.gov/en/BSC>.

Reference: Government Code Section 11346.5(a)(21).

HCD shall provide, upon request, a description of proposed changes included in the proposed action, in the manner provided by Section 11346.6, to accommodate a person with a visual or other disability for which effective communication is required under state or federal law. The statement shall note that providing the accessible description of proposed changes may require extending the period of public comment for the proposed action.

CBSC CONTACT PERSON FOR PROCEDURAL AND ADMINISTRATIVE QUESTIONS

Reference: Government Code Section 11346.5(a)(14).

General questions regarding procedural and administrative issues should be addressed to:

Kevin Day, Deputy Executive Director
California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833
Telephone: (916) 263-0916

PROPOSING STATE AGENCY CONTACT PERSON FOR SUBSTANTIVE OR TECHNICAL QUESTIONS ON THE PROPOSED CHANGES TO BUILDING STANDARDS

Specific questions regarding the substantive or technical aspects of the proposed changes to the building standards should be addressed to:

Primary Contact:

Veronica Turdean, Associate Construction Analyst
Department of Housing and Community Development
Codes and Standards
(916) 841-7609
Veronica.Turdean@hcd.ca.gov

Back up Contact:

Mitchel Baker, Assistant Deputy Director
Department of Housing and Community Development
Codes and Standards
(916) 214-4713
Mitchel.Baker@hcd.ca.gov