

Summary of New and Amended 2025 California Building Code (CBC) Regulations for Accessibility in the Triennial Code Cycle

The following 2025 California Building Standards Code (California Code of Regulations, Title 24) new and amended regulations become effective January 1, 2026.

Part 2 - California Building Code – Chapter 2 – Definitions

Definition	NOTES
Multi-bedroom Housing Unit	The term TOILET AND BATHING ROOM has been replaced with BATHROOM in the definition of MULTI-BEDROOM HOUSING UNIT for consistency and clarity in the application of the requirements for “bathrooms” in Chapter 11B.

Part 2 - California Building Code – Chapter 11B – Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing

SECTION	TITLE	NOTES
11B-213.2	Toilet and bathing rooms	Section 11B-213.2, Exception 5 has been removed to eliminate duplicative language; this exception remains in Section 11B-603.6.
11B-224	Transient lodging guest rooms, housing at a place of education, and social service center establishments	Scoping requirements for Section 11B-224 have been amended to distinguish transient lodging facilities from housing at places of education. DSA has removed "dormitories" from language covering transient lodging. The addition of language stating “in transient lodging facilities” is used to distinguish those requirements that apply to transient lodging facilities only, and not to housing at a place of education.
11B-228.3.2	Minimum number	The exceptions for providing the minimum number of EVCS listed in Section 11B-228.3.2 have been amended to increase clarity for code users and enforcement entities.
11B-233.3	Public housing facilities	A reference to Section 11B-809 has been added for clarity, which includes the requirements for residential dwelling units with adaptable features in Section 11B-809.6.

SECTION	TITLE	NOTES
11B-233.3.1.2.6.1	Single building with one common lobby entrance	The reference in Section 11B-233.1.2.6.1 was corrected regarding requirements for the applicability of site impracticality.
11B-233.3.1.2.6.5	Additional requirements	Additional clarifying information regarding site impracticality has been provided, and applicable where referenced in the regulations. Additionally, the references in items 2 and 4 have been corrected.
11B-603.6	Guest room toilet and bathing rooms	Language was amended to identify California-specific requirements which are applicable to transient lodging facilities only, and not to housing at a place of education.
11B-705.1.2.5	Blended transitions	Requirements for detectable warning surfaces at blended transitions have been clarified in terms of “width” and “depth” as they apply to pedestrian traffic both parallel to, and perpendicular to, detectable warning surfaces.
11B-806.2.3.1	Personal lift device floor space	Language was amended to clarify that the California-specific requirements for the clearance for a personal lift device is applicable to transient lodging facilities only, and not to housing at a place of education.
11B-806.2.4.1	Vanity counter top space	Addition of the word “bathrooms” to existing “toilet and bathing rooms” language, to denote that the requirement for vanity counter top space is applicable to both transient lodging facilities and housing at a place of education.
11B-809.1	General	Section was amended to clarify references applicable to residential dwelling units with mobility features, including several sub-sections for clarity which address requirements for door signal devices, viewing devices, and washing machines and clothes dryers. Additionally, a reference to 11B-809.6, residential dwelling units with adaptable features, was added.
11B-809.6	Residential dwelling units with adaptable features	Reference to “multifamily” in the residential dwelling units with adaptable features language in Section 11B-809.6 has been removed for clarity, as it is the building which is “multifamily” and not the residential dwelling unit.

SECTION	TITLE	NOTES
11B-809.8	Doors	Language addressing interior doors within residential dwelling units with adaptable features has been amended to resolve conflicting requirements. Additional amendments reflect the relocation of existing exceptions in Section 11B-809.8 to Section 11B-809.8.3.1.
11B-809.10	Bathrooms and powder rooms	Replacement of phrase “toilet and bathing rooms” with “bathrooms” for Section 11B-809.10 to clarify the requirements for bathrooms in residential dwelling units with adaptable features. BATHROOM is a defined term in CBC Chapter 2.
11B-809.10.6.1	Size	Amendment removes the reference to Section 11B-608.1 for accessible transfer showers and replaces the reference with specific shower requirements applicable to residential dwelling units with adaptable features.
11B-809.10.6.3	Clearance	Amendments increase clear floor space at showers in residential dwelling units with adaptable features and a figure has been provided illustrating the clear floor space position relative to the shower control wall.
11B-902.2	Clear floor or ground space	Section 11B-902.2 has been amended to require that the clear floor space at dining surfaces shall not overlap the accessible route.

Part 2 - California Building Code – Chapter 15 – Roof Assemblies and Rooftop Structures

SECTION	TITLE	NOTES
1511.9.6	Accessibility and egress	This new code section was adopted in model code, the 2024 International Building Code (IBC), and was clarified to replace the Chapter 11 reference to Chapters 11A or 11B, as applicable.

Title 24, Part 10 - California Existing Building Code

SECTION	TITLE	NOTES
Existing Building Code Part 10, Section 306	Accessibility for existing buildings	Amendments to model code text within Section 306, Accessibility for Existing Buildings in the California Existing Building Code (CEBC) have been provided, requiring compliance with Chapter 11B of Part 2, Volume 1 of the CBC for public buildings, public accommodations, commercial facilities, and public housing.

SECTION	TITLE	NOTES
Existing Building Code Part 10, Chapter 16, Referenced Standards	ICC A117.1	Amendment to referenced standards provided in Chapter 16 of model code, the ICC Existing Building Code (IEBC) to remove Section 306 subsection references to ICC A117.1.