

April 2, 2025

SUMMARY OF 2025 CALIFORNIA BUILDING STANDARDS CODE CHANGES

Changes in the 2025 California Building Standards Code (Parts 1, 2, 3, 4, 5, 10, 11 and 12, California Code of Regulations, Title 24) amended by the Division of the State Architect – Structural Safety (DSA-SS) provide enhanced clarity and consistency in application. The basis for the majority of these changes resulted from California amendments to the 2024 model building codes. Part 1, California Administrative Code, has an effective date of April 6, 2025. Parts 2, 3, 4, 5, 10, 11 and 12 have an effective date of January 1, 2026. Some of the most significant changes include the following:

Part 1:

- Clarifies amount of refund of fees when the work has not yet commenced (checking work, or construction) on a project (or subsequent increments).
- Clarify each inspector's (including Project Inspector broker) responsibility to DSA and governing board for inspection related activities.
- Requiring minimum educational requirements and removing minimum age requirement for special inspectors to be consistent with similar qualifications for Project Inspectors and DSA Certified Special Inspectors.
- Created new Article 10 INSPECTOR CERTIFICATION to consolidate and clarify inspector certification, renewal, conduct, discipline, appeals, and reinstatement requirements.
- Created new Article 11 LABORATORY ACCEPTANCE to consolidate and clarify laboratory acceptance, renewal, discipline, appeals, and reinstatement requirements.

Parts 2, 3, 4, 5, 10, 11 and 12:

- Coming soon.

Substantial changes reflected in the 2025 California Building Standards Code are as follows:

Part 1 – California Administrative Code (CAC, Effective April 6, 2025)

Chapter	Section	Code Change Summary
4	205, 305, 402, and 405	New reference pointers to the new Part 7 of Title 24: California Wildland-Urban Interface Code, which was proposed by the State Fire Marshal and adopted by the California Building Standards Commission (CWUIC).
4	309(a)	Replace “modifications” with “reconstruction, alteration, or addition” to clarify intent and provide consistency of language with the CAC and CEBC.
4	309(c)	Remove redundant language from item 2 for the required rehabilitation scope trigger.
4	310	Update language to note community college student housing buildings are exempted from Field Act (result of AB358).
4	314	Added definition of “Laboratory of Record” (LOR) to coordinate with language updates to Section 4-335, 4-335.1 and reorganization to create new Article 11.
4	317(e)	Added exception allowing reconstruction to repair damage caused by means not related to natural or manmade disaster (e.g., dry rot, vehicle impact) on a school building within 50 feet of active fault trace.
4	318(a)	Added editorial revisions to current language that utilizes terms such as “prints”, “tracings”, “reproducible sheets”, etc. which are tied to a paper-based system and not in alignment with current practice which uses electronic media and submittal processes.
4	318(c), 319, and 420	Clarifies amount of refund of fees when the work has not yet commenced (checking work, or construction) on a project (or subsequent increments) and to establish better alignment with current practice as stipulated in the table in Section 1.5 of IR A-30 (and vice-versa).
4	333(b)	#1: Clarify each inspector’s, including Project Inspector (PI) broker, responsibility to DSA and governing board for inspection related activities. #2, 4, 5, 6, 7: Adding Assistant Inspector (AI) to have same requirements/restrictions as PI.
4	333(d)	Adding AI must meet same project approval requirements as PI for those project portions which AI inspects. Removing #3-4 which now become redundant language in 4-333(b) and relocating #2 to 4-361.4 with modifications.
4	333.1	Relocated in its entirety to new Article 10 with modifications.
4	335(a)	Add reference pointer to 4-372 for lab acceptance requirements.

4	335(f)	Requiring minimum educational requirements for special inspectors (SI) to be consistent with similar minimum qualifications for Project Inspectors and DSA Certified Special Inspectors. Removing minimum age requirement since the other existing and proposed minimum qualifications are sufficient to ensure appropriately qualified individuals provide special inspections.
4	335(f)4.A	Removed requirement for SI daily reports to PI within seven days since PI to receive those sooner (within one business day).
4	335.1	Relocating portions of DSA acceptance requirements for material testing laboratories to new Article 11 (Sections 4-370 through 4-378) and expanded upon, describing requirements for maintaining DSA acceptance.
4	342(b)	#5: Add requirement for 48-hour prior notification to DSA for structural steel erection and, when requested, 24-hour prior notification for subsequent significant structural steel erection.
4	4-342(c) to 4-342(g)	Relocated items to new Article 10 with modifications to clarify requirements.
4	350	Repealed item for records and record storage because it is redundant and possibly in conflict with Public Records Act law.
4	351	Repealed item for location of records because DSA's approach to records storage policy is more appropriately addressed by policy and not regulation.
4	360 through 369	New Article 10 INSPECTOR CERTIFICATION created to consolidate and clarify inspector certification, renewal, conduct, discipline, appeals, and reinstatement requirements. See ISOR.
4	370 through 378	New Article 11 LABORATORY ACCEPTANCE created to consolidate and clarify laboratory acceptance, renewal, discipline, appeals, and reinstatement requirements. See ISOR.
5	101	Added exception to align with actions of AB306 and AB358 which exempted teacher or district employee dwellings and community college student housing buildings from DSA review for Access Compliance.

Part 2 – California Building Code (CBC, Effective January 1, 2026)

- Coming soon.

Part 3 – California Electrical Code (CEC, Effective January 1, 2026)

- Coming soon.

Part 4 – California Mechanical Code (CMC, Effective January 1, 2026)

- Coming soon.

Part 5 – California Plumbing Code (CPC, Effective January 1, 2026)

- Coming soon.

Part 10 – California Existing Building Code (CEBC, Effective January 1, 2026)

- Coming soon.

Part 11 – California Green Building Standards Code (CALGreen, Effective Jan. 1, 2026)

- Coming soon.

Part 12 – California Reference Standards Code (CRSC, Effective January 1, 2026)

- Coming soon.