

California Building Standards Commission

Title 24 Update

For CALBO Annual Business Meeting
April 13, 2026

Stoyan Bumbalov, Executive Director
Kevin Day, Deputy Executive Director
Irina Brauzman, Supervising Architect





2025 Edition of Title 24

- Published July 1, 2025
- Effective January 1, 2026
 - Part 7 emergency supplement and errata for other parts
- Supplements effective July 1, 2027
- In effect thru December 31, 2028



Summaries of Changes

- Summary of California Code Changes
 - For new edition
 - For supplements
- Publishers issue their own “significant changes”

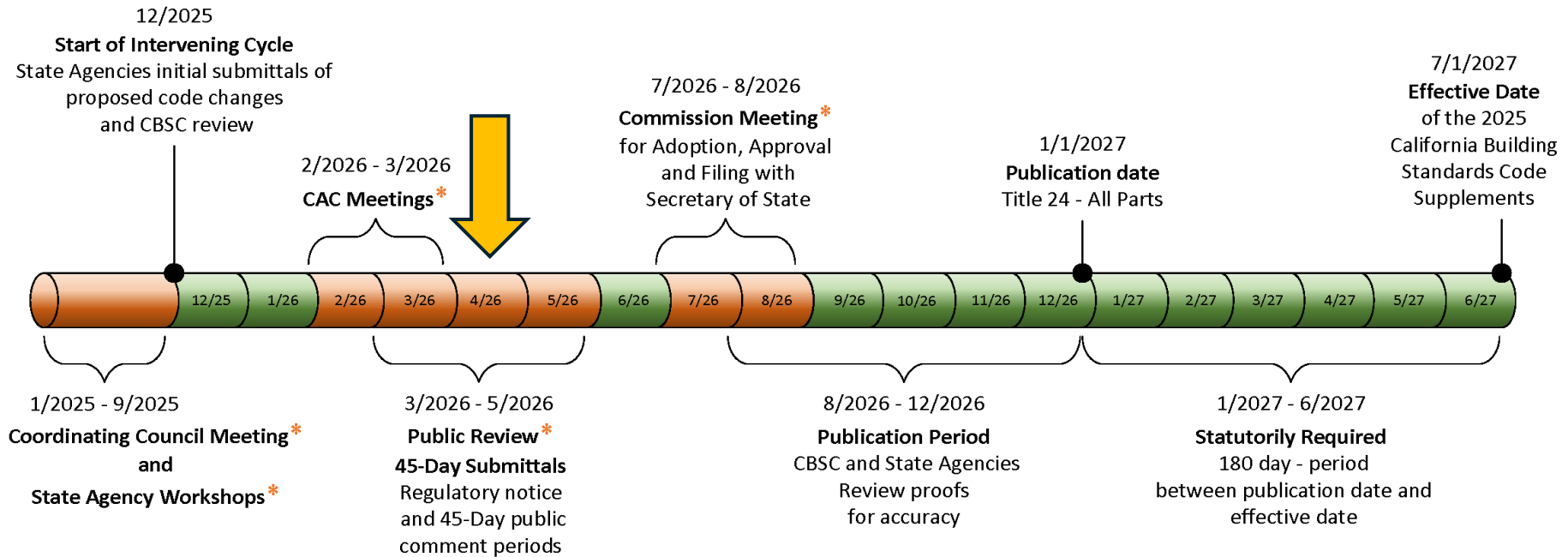


2025 Intervening Code Adoption Cycle

California Building Standards Commission

Amendments to the 2025 California Building Standards Code,
Title 24 Supplement July 1, 2027 Effective Date

* Public Participation Opportunity



Code Advisory Committees (CAC):

- SDLF – Structural Design/ Lateral Forces
- PEME – Plumbing, Electrical, Mechanical & Energy
- HF – Health Facilities
- GREEN – Green Building
- BFO – Building, Fire & Other
- ACCESS – Accessibility

dgs.ca.gov/BSC
(916) 263-0916



Rev. 01/2025
All dates are subject to change

Title 24 Code Development

2025 Intervening Cycle

18- to 24-month Process

Pre-cycle

- Coordinating Council
- Conduct workshops
- Draft code changes

Code Advisory Committee Review

- Recommendations
- Revise ET and ISOR

Public Comment

- 45-day and 15-day
- Revise ET and ISOR

Final CBSC review

- Four Actions:
Approve, Disapprove,
Further Study Required,
Approve as Amended

Publication

- 6 months to publish +/-
- Effective 180 days after publication

Jan 2025 –
Sept 2025

Feb 2026 –
Mar 2026

Mar 2026 –
May 2026

July 2026 –
Aug 2026

Aug 2026 –
Dec 2026



2025 Intervening Code Adoption Cycle

- Code Advisory Committee Review

HF	January 28	BFO/SDLF	February 17
GREEN/PEME	February 11	ACCESS	March 4-5

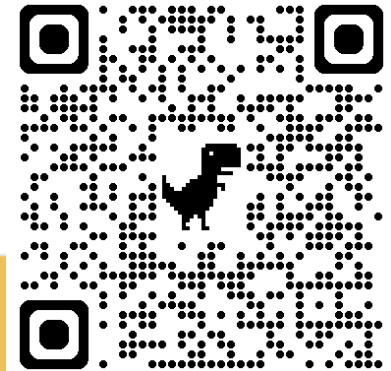
- 45-Day and 15-Day Public Comment Periods

GREEN/PEME	March 27 – May 11
HF/BFO/SDLF	April 3 – May 18
ACCESS	April 17 – June 1

- Commission Meetings

Dates and/or subjects may change!

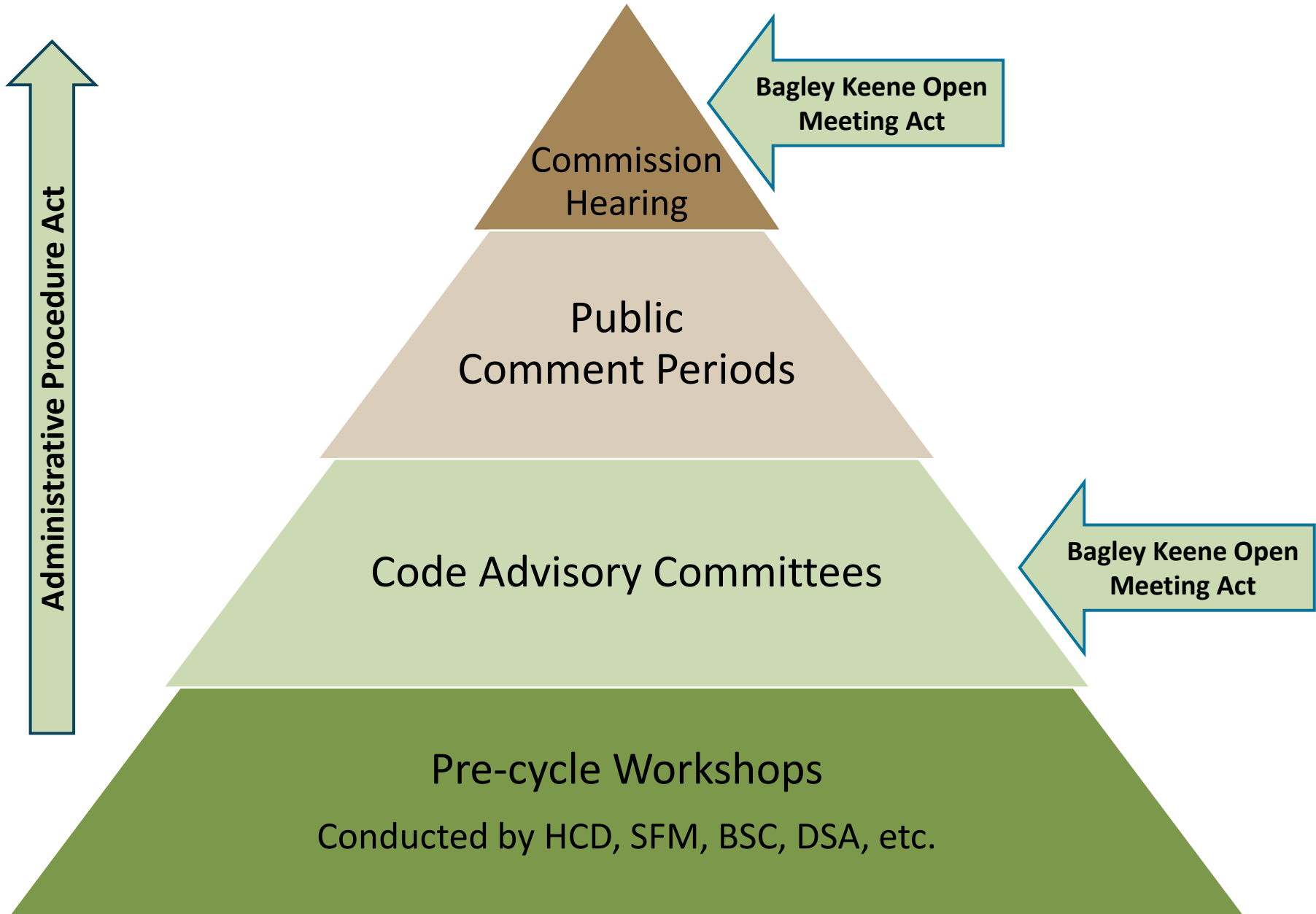
GREEN/PEME	July 15-16
ACCESS/BFO/SDLF/HF	August 12-13



▲ 2025 CYCLE



Opportunities for Participation



2025 Intervening Code Adoption Cycle

BSC Proposals

- CALGreen (Part 11)
 - Reorganization of embodied carbon provisions
 - Other non-substantive amendments and clarifications
- California Existing Building Code (Part 10)
 - One amendment to clean up the language
- California Administrative Code (Part 1)
 - Non-substantive amendments



Impact of AB 130

- Permanent changes to types of *state* amendments allowed during intervening
 - Effect on CAC and commission review
- Moratorium on *state* and *local* regulations affecting **residential** occupancies until 2031
 - Interpretations
 - Effect on local amendment review



Intervening Cycle Restrictions

Proposals MUST MEET one or more of these exceptions:

- Technical updates to existing code requirements that do not materially alter the substance or intent of existing code.
- Emergency building standards.
- Amendments by the State Fire Marshal within the California Wildland-Urban Interface Code (CWUIC, Part 7 of Title 24).
- Building standards necessary to incorporate errata or emergency updates to the national model codes, along with any necessary and related state amendments.
- Building standards necessary to incorporate updates to accessibility requirements that align with minimum federal accessibility laws, standards, and regulations.



Residential Moratorium

State Amendments

Proposals **MUST MEET** one or more of these exceptions until 2031:

- Emergency standards.
- Part 7 in its entirety, for all occupancies.
- Single-exit, single stairway apartments.
- Adaptive reuse, water reuse, and onsite treated water systems.
- Adoption of model codes, with necessary amendments.
- Adoption of errata or emergency updates to the model codes with necessary amendments.
- Accessibility standards to align with minimum federal accessibility laws, standards, and regulations.



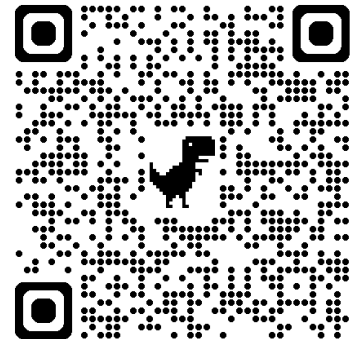
Residential Moratorium Local Ordinances

Ordinances **MUST MEET** one or more of these exceptions until 2031:

- Substantially equivalent to those previously filed and in effect as of September 30, 2025.
- Emergency building standards.
- Related to home hardening.
- Implement a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy.

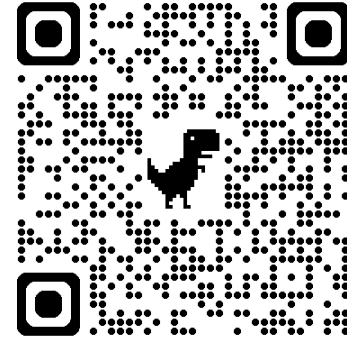
Read Info Bulletin 25-03 ►

dgs.ca.gov/BSC/News



Resources Webpage

dgs.ca.gov/BSC/Resources



Videos

- **Local Amendments (2022)**
- About Title 24, CALGreen, Rulemaking, Matrix Adoption Tables, BSASRF

Guides

- **Guide for Local Amendments of Building Standards**
- CALGreen Guide – Nonresidential
- Guide to Title 24 (based on the current edition)
- It's Your Building Department (a guide for local officials)
- Code Book Fundamentals

Videos can also be found on
[CBSC's YouTube channel](#)



The Building Standards Administration Special Revolving Fund (SB 1473, Green Fees)

Since 2009:

- Requires building departments to charge a very small fee on building permits
- Paid by permit applicant
- Keep 10%
- Challenges? Let us know!



Building Standards Administration
Special Revolving Fund Fee Survey



About CBSC

- Chair is Nick Maduros, Secretary of Government Operations Agency
- Ten appointed commissioners, including building/fire officials
- Executive Director & Deputy E.D.
- Staff – technical and administrative



Contact Information

- Call CBSC at (916) 263-0916
- Email cbsc@dgs.ca.gov
- Website dgs.ca.gov/BSC

SUBSCRIBE TO CBSC'S MAILING LIST

Stay in touch with CBSC and receive meeting and public comment period notices, information bulletins, quarterly newsletters and more! Add your email address to our mailing list by visiting [DGS' govDelivery Subscription Service](#) webpage. After submitting your email, be sure to select the "CBSC Communications" topic on the next page. View our [Privacy Policy](#) for more information.

