

# 2025 California Building Code Adoption

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September 8, 2025

# Presentation Outline

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Triennial California Building Code Adoption Process

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Recent changes to State Law Restricting Local Code Amendments

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Status of County's Existing Local Amendments

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Next Steps

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# Triannual Code Adoption Process

- State releases a new California Building Code every 3 years
- Cities and Counties have authority to adopt local code amendments
- Amendments adopted by ordinance and require certain findings
- County has historically adopted a limited number of local code amendments
- Notable Amendments: Electric Vehicle Charging and Energy Efficiency

# Changes to State Law Regarding Local Amendments

- Recent State Budget Legislation (AB 130) limits local amendment authority until June 1, 2031
- Limitations apply to new local code amendments affecting residential construction
- Purpose is to encourage housing construction

# Conditions Where Local Amendments to Residential Constructions are Allowed (Language from AB 130)

- (1) The changes or modifications are substantially equivalent to changes or modifications that were previously filed by the governing body of the city or county and were in effect as of September 30, 2025.
- (2) The commission deems those changes or modifications necessary as emergency standards to protect health and safety.
- (3) The changes or modifications relate to home hardening.
- (4) The building standards relate to home hardening and are proposed for adoption by a fire protection district pursuant to Section 13869.7.
- (5) The changes or modifications are necessary to implement a local code amendment that is adopted to align with 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.
- (6) The changes or modifications are related to administrative practices, are proposed for adoption during the intervening period pursuant to Section 18942, and exclusively result in any of the following:
  - (A) Reductions in time for a local agency to issue a postentitlement permit.
  - (B) Alterations to a local agency's postentitlement fee schedule.
  - (C) Modernization of, or adoption of, new permitting platforms and software utilized by the local agency.
  - (D) Reductions in cost of internal operation for a local agency.
  - (E) Establishment, alteration, or removal of local programs related to enforcement of building code violations or complaints alleging building code violations.

# County's Local Amendments

- Longstanding local amendments address seismic, soil and other local conditions particular to the County
- In more recent code cycles, new local amendments have primarily addressed climate concerns
- Two main areas of local amendments in past decade have been electric vehicle charging and energy efficiency

# Electric Vehicle (EV) Charging

- The County's current code amendments require 10% of parking spaces for new multifamily residential and new non-residential developments to be equipped with an EV charger
- While statewide requirements have increased, the County's local requirements are still greater than those in the new statewide code, and therefore the County's amendments are still necessary to maintain current standards

# Example #1

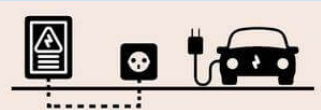
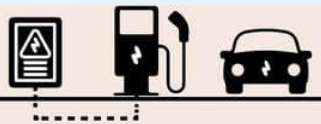
## 100 2-Bedroom Multi-Family Dwelling Units

### Requirements Per Zoning Table 6-49

200 Parking Spaces for Dwelling Units

25 Parking Space for Common Use

**Total: 225 Parking Spaces**

EV Ready Type	Old (2022 CGBSC as Amended)	New (2025 CGBSC State Code)
With Receptacle 	90	100
With Charger 	23	32

# Example #2

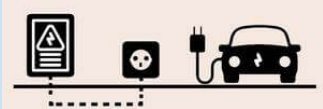
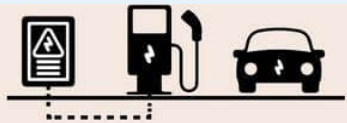
## 100 Studio Multi-Family Dwelling Units

### Requirements Per Zoning Table 6-49

100 Parking Spaces for Dwelling Units

25 Parking Space for Common Use

**Total: 125 Parking Spaces**

EV Ready Type	Old (2022 CGBSC as Amended)	New (2025 CGBSC State Code)
With Receptacle 	50	100
With Charger 	13	7

# Electric Vehicle Charging (Non-residential)

	Old 2022 CGBSC as Amended		New 2025 CGBSC State Code		
Number of Parking Spaces	EV Capable	EVCS w/ EVSE	EV Capable	EVCS w/ EVSE	EVCS w/EVSE if Office or Retail
1 – 9	0	0	0	0	0
10 – 20	4	3	4	2	3
26 – 50	8	5	8	4	6
51 – 75	13	8	13	6	8
76 – 100	17	10	17	8	13
101 – 150	25	15	25	12	19
151 – 200	35	20	35	18	26
201 and over	20% of total	10% of total	20% of total	50% of EV Capable	75% of EV Capable

# 2025 Energy Code and Local Amendments

- In 2024, The Board of Supervisors adopted local amendments to the 2022 California Energy Code increasing energy efficiency requirements for new residential and non-residential construction
- The requirements for new residential and non-residential construction in the 2025 California Energy Code have increased, and now meet or exceed the requirements of the County's local amendments
- Local Energy Code amendments adopted last year will no longer be needed once 2025 Code goes into effect on January 1, 2026

# Future Energy Code Amendments

- State law (AB 130) restricts new local amendments affecting residential construction until June 1, 2031
- Local governments retain broader authority to adopt local code amendments related to non-residential construction, subject to required findings
- All Energy Code amendments require a finding that the requirements of such amendments are cost effective. This requires new cost effectiveness studies, which currently do not exist.

# Next Steps and Schedule

- Report out to Board of Supervisors on October 7
- Staff will continue to draft code adoption ordinance
- Ordinance introduced on October 21 Board agenda
- Public Hearing to adopt Ordinance on November 4
- 2025 California Building Code and local amendments contained in code adoption ordinance effective January 1, 2026