

# Technical Advisory Ad Hoc Committee Virtual Meeting

October 22, 2025



## TAC Agenda – October 23, 2025

- **ITEM-1**      **New Accela Customer Portal Update**
- **ITEM-2**      **Dynamic Pricing Updates**
- **ITEM-3**      **Code adoption of the 2025 building standards – Local Amendments**
- **ITEM-4**      **Building Inspections Working Group Formation**
- **ITEM-5**      **Legislative Updates**
- **ITEM-6**      **Habitat Acquisition Fund - Fee Update**
- **ITEM-7**      **Next TAC Meeting**
  - **October 22, 2025**

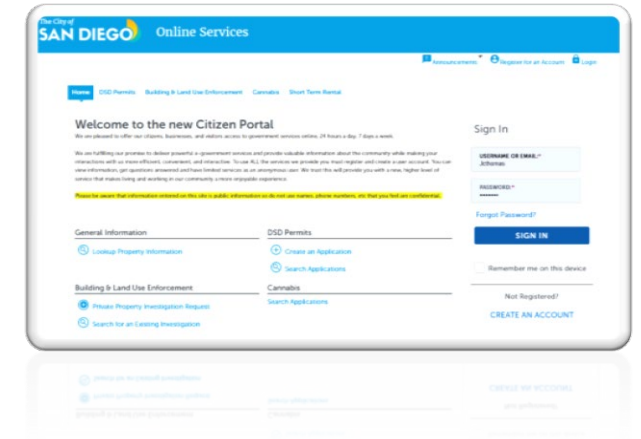
Item 1

# New Accela Customer Portal Update

JC Thomas

# Item 1 New Accela Customer Portal

- DSD's eDigital Permitting customer interface (Accela Citizens Access) is undergoing a makeover to improve the appearance, functionality, and support.
- Improvements are expected to be available in November for Testing.
- A customer workshop will be hosted seeking feedback on the new customer portal.
- After testing and feedback, DSD will move the new and improved customer interface into Production.



# Item 1

## Questions?

## Item 2

# Dynamic Pricing Updates

Kent Morris

## Item 2 Dynamic Pricing Updates

- Previous Pricing Process-
  - A project's "Deemed Complete" date would lock the price schedule that was applicable for future fees
- Dynamic Pricing Process:
  - A project's assessed fees, which are still waiting to be invoiced, will use the most current fee schedule when invoiced.
  - Supports DSD's goal to be fully cost recovery
  - Lessens future fee increases
  - No impact on DSD's ability to increase/consolidate/delete fees

## Item 2: Dynamic Pricing Updates

- Minimal Customer response to the implementation of the Dynamic Pricing Model
  - PM Staff is proactive in contacting the project owners when there are significant increases
  - Customer inquiries range broadly and aren't focused on one fee type
- Minimal system enhancements to ensure Dynamic Pricing model is functioning correctly



# Item 2

## Questions?

# Item 3

## Code adoption of the 2025 Building Standards and Local Amendments

DSD/PLANNING/SDFD

Development Services Department

# Adoption of the 2025 California Building Standards Code and Local Municipal Code Amendments - City Wide

TAC Presentation 10-22-25

*Kelly Charles, Deputy Director, Chief Building Official, DSD*

*Ali Fattah, Assistant Deputy Director, DSD*

*Marjan Hazegh, Structural Engineering Senior, DSD*



# California Building Standards Code

## 2025 Edition Amendments

- ❖ 2 Building
- ❖ 2.5 Residential
- ❖ 3 Electrical
- ❖ 4 Mechanical
- ❖ 5 Plumbing
- ❖ 7 Wildland-Urban\*
- ❖ 9 Fire\*
- ❖ 10 Existing Building
- ❖ 11 Green\*\*

\* SDFD, \*\* Planning Dept.



# State Process

## New code edition every three years

The effective date for 2025 California Building Standards Code is January 1, 2026.

- California State law requires that local amendments be:
  - Approved by the local decision makers; and,
  - Filed with the State with adopted local findings; and,
  - Shall not be in effect until local amendments approved and filed.

# Local Code Adoption

## Local Findings

State building standards law requires that changes to building standards through local amendments can only be made due to:

- Local climatic, or
- Local geological, or
- Local topographical conditions

# Local Code Adoption

## AB 130 Impacts

H&S Section [17958.7 \(c\)](#) - includes a 6-year moratorium on new local amendments affecting residential units.

### **2025 California Building Standards Code Approved [January 2025](#)**

- Subsection 1 carried forward existing amendments with revisions
- Subsection 3 updates related to home hardening in CWUIC.
- Subsection 5 necessary to implement general plan
- Subsection 6 administrative

# Reason for Code Changes

- Modify the SDMC to be compatible/consistent with new edition of State code.
- Updates due SDMC changes.
- Cleanup of existing regulations.
- Correct errors.
- Updates necessary to due to State legislation or changes to the CBSC



# Noteworthy Changes

## Construction Permit Rules

- Fences required as a part of a pool enclosure required as a part of drowning prevention measures not exempt from permit.
- Authorize supplemental review and inspection fees necessary for special handling of code violation projects.

Administrative, comply with CBC AB  
130 # 6

# Significant Changes

## Building Regulations

Repeal local amendments to Chapter 7A (CRC R337) and carry forward to the Wildland Urban Interface Regulations (CWUIC Chapter 5, 6)

1. Vinyl window reinforcing
2. Noncombustible drip edge flashing
3. Spark arrestor.

Climatic  
AB 130 # 3

# Significant Changes

## Building Regulations

- Update requirements for geotechnical investigation reports
- Repeal efficiency dwelling unit area limit, default to Code
- Adopt exceptions for earthquake recording instrumentation in Appendix L.
- Adopt Appendix P, Sleeping Lofts
- Update Emergency Housing Appendix Q adoption

Geologic, Topographic  
AB 130 #1, 6

# Significant Changes

## Residential Building Regulations

- Repeal local amendments to Section R337 & move forward to Wildland Urban Interface Regulations.
- Correct termite infestation map error
- Adopt Appendix CI and update drowning prevention measures to latest swimming pool safety act
- Do not adopt duplicative CBC Section 3109 swimming pool safety regulations.

Geologic, Topographic  
AB 130 #1, 3, 6

# Significant Changes

## Electrical Regulations

- Update Electrical Regulations for consistency with electric utility scope and authority.
- Correct error in references to unadopted service conductor sections. Open Wiring on Insulators and Service entrance Cables
- Building Official does not have authority for installations on the line side of the meter.

Administrative  
AB 130 #1

# Significant Changes

## Plumbing Regulations

- Re-adopt local existing amendments
- Limitations on under slab piping materials.
- Limitation on interior installation of gas pressure regulators.
- Carry forward all gender toilet room signage per State law.
- Re-adopt Appendix M Peak Water Demand Calculator –  
*Beneficial for adaptive reuse projects.*

# Significant Changes

## Green Building Regulations

- Carry forward existing amendments
- Cross references to existing LDC clean energy vehicle parking and outdoor lighting regulations.
- Require simple residential gray water reuse from clothes washing machine discharge for residential projects.

# Significant Changes

## Existing Building Code

- Carry forward the following standards
  - CEBC Ch 3 requirements for building maintenance.
  - Criteria and triggers for URM wall tie and parapet bracing.
  - Repeal amendments that exclude work area method.
- Adopt Appendix Chapter A4 soft story retrofit standards as voluntary standard.



# Significant Changes

## Green Building Regulations

- Adopt new mandatory standards
- Outdoor Lighting Regulations addressing limitation on luminaire tilt (R & NR)
- Modify the reflectance and emittance of low sloped roofs (cool roofs) (NR).
- Central hot water heating in buildings complying with the performance approach with no greater than 95% of energy budget (R).
- Solar pool and Spa water heating





Climatic, Topographic  
130 #1, 5

AB

# Significant Changes

## Green Building Regulations







### 2025 Building Code: Supplemental Cost-Effective Energy Efficiency Requirements

GBC Measure	Applicability	Description
<b>Cool roofs</b>  Payback 4 - 10 yrs	 Non-Residential  Alterations / Additions	Enhanced cool roof requirements when roof alterations exceed 50% of roof area or 2,000+ sq ft.
<b>High-rise Hot Water Performance</b>  Payback • All-electric - At installation • Mixed fuel Systems - 30 yrs	 High-rise Residential  New Construction	New high-rise residential buildings with central hot water systems to achieve 5% enhanced energy performance beyond Title 24 requirements.

# Significant Changes

## LDC Updates – energy efficiency

### 2025 Land Development Code Update: Cost-Effective Energy Efficiency Requirements

Measures	Applicability	Description
<b>Pool/Spa Heaters</b>  Payback 10 - 25 yrs	 Multi-family Residential  Non-Residential  Alterations / Additions	Solar thermal, heat pump pool heater (HPPH), or on-site renewable/recovered energy systems for heating pools and spas (excluding portable electric spas) with specific efficiency, sizing, and control standards.
<b>Dark-sky Outdoor Lighting</b>  Payback No additional cost	 Multi-family Residential  Non-Residential  New Construction	Outdoor pole-mounted and arm-mounted luminaries which minimize upward light emission to reduce light pollution while maintaining safe and energy efficient lighting levels.

<https://www.sandiego.gov/planning/work/energy-efficiency-requirements>

Climatic, Topographic  
130 #1, 5

AB

# San Diego Fire-Rescue Department

## Adoption of the 2025 California Fire Code and California Wildland-Urban Interface Code

Tony Tosca, Deputy Chief/Fire Marshal, SDFD

Daniel Hypes, Assistant Fire Marshal, SDFD

Technical Advisory Committee October 22<sup>nd</sup>, 2025

# Significant Changes

## Fire Code

- Operational permits required for temporary fire access roads and temporary water supply for buildings under construction.
- Application of 1207.11 for ESS installations to include R-1 and R-2.
- Emergency Response Plan for ESS required as part of commissioning documentation.
- Energy storage management systems for ESS must transmit a trouble signal to an annunciator panel.

# Significant Changes

## Fire Code

- Includes additional prohibited locations for ESS.
- Fire flow requirements for buildings under construction
- Chapter 49 repealed and relocated to Chapter 3 and Chapter 6 of the WUI Code.
- Carrying forward amendments to appendix B allowing 50% reduction in fire flow for sprinklers.
- Modifications to hydrant spacing in Appendix C.
- Updated requirements for gate widths in Appendix D.

# New Title 24 Part 7 – WUI Code

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California will be adopting the WUI Code for the first time effective January 1, 2026.

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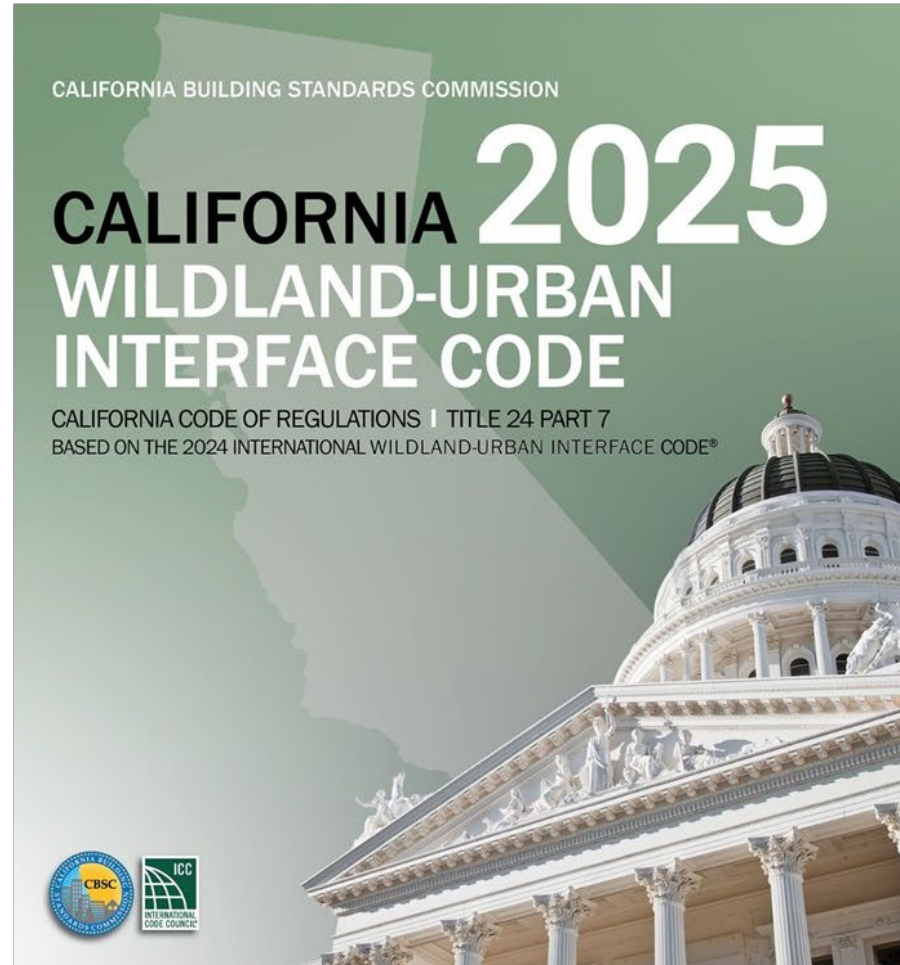
Based in 2024 IWUI – Heavily amended by California.

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Consolidates Chapter 49 of the CFC, Chapter 7A of the CBC, R337 of the CRC, Title 14 and defensible space provisions in Gov code.

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Overlay code





# Significant Changes

## WUI Code

- Adoption of LRA Fire Hazard Severity Zones relocated from Chapter 49 of the CFC.
- Amendments from CBC 7A and CRC R337 for drip edge flashing and vinyl window reinforcement carried over to chapter 5.
- Landscape plans must meet plant spacing requirements and utilize Fire Smart vegetation for new plantings.
- Requirements for fuel modification zones similar to current brush management zones.
- Includes requirements for ember resistant zone (zone 0) based on Board of Forestry Draft regulations.
- Setback requirements from property line and top of slope.



# Adoption Schedule

- November 12<sup>th</sup> – Public Safety Committee
- November 17/18<sup>th</sup> – First Reading at City Council
- December 8/9<sup>th</sup> – Second Reading
- Effective Date anticipated mid-January 2026

# Item 3

## Questions?

## Item 4

# Building Inspections Working Group Formation

Kelly Charles

## Building Inspection Working Group Formation

### Topics of Focus:

- Contractor and Subcontractor Verification
- Navigating Accela inspections and inspection-related issues
- Issuance of Certificate of Occupancy
- Common inspection issues DSD inspectors encounter
- Coordination between outside inspection agencies

**Workgroup Volunteers? - Email [KECharles@san Diego.gov](mailto:KECharles@san Diego.gov)**

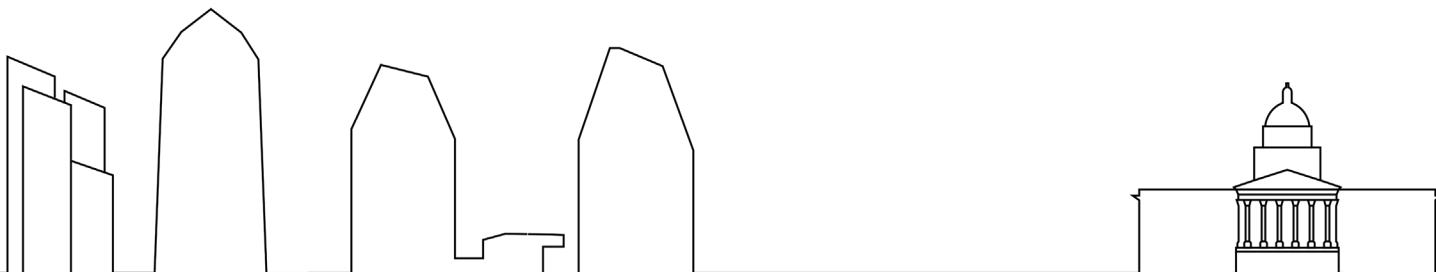
# Item 4

## Questions?

Item 5

**Legislative Updates**

**Jacob Basinger**



# Tracking, Analysis, and Implementation

- Monitor proposed legislation throughout the session
- Coordinate with impacted Divisions and DSD subject matter experts
- Update DSD materials; train staff, applicants, and industry

## Regulatory Updates

Local Programs

State Programs

2025 Legislative Session

Effective Immediately

[AB 130](#)  
(Budget - Housing and CEQA)

[SB 131](#)  
(Budget - CEQA)

2024 Legislative Session

Effective January 1, 2025, unless otherwise noted.

[SB 1211](#)  
(ADUs on Multifamily Sites)

[AB 2533](#)  
(ADU/JADU Amnesty)

[AB 1820](#)  
(Preliminary Fee Estimates)

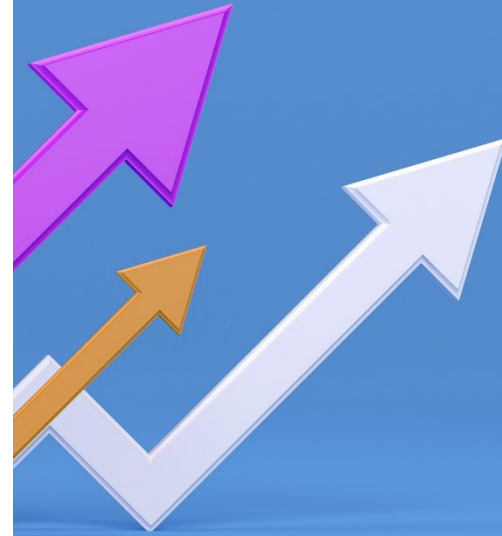
[AB 2243](#)  
(Expansions to AB 2011 and SB 6)

[SB 1123](#)  
(Build up to 10 for-sale units on a single-family site)

[AB 2729](#)  
(Extension for Housing Entitlements)

# General Trends

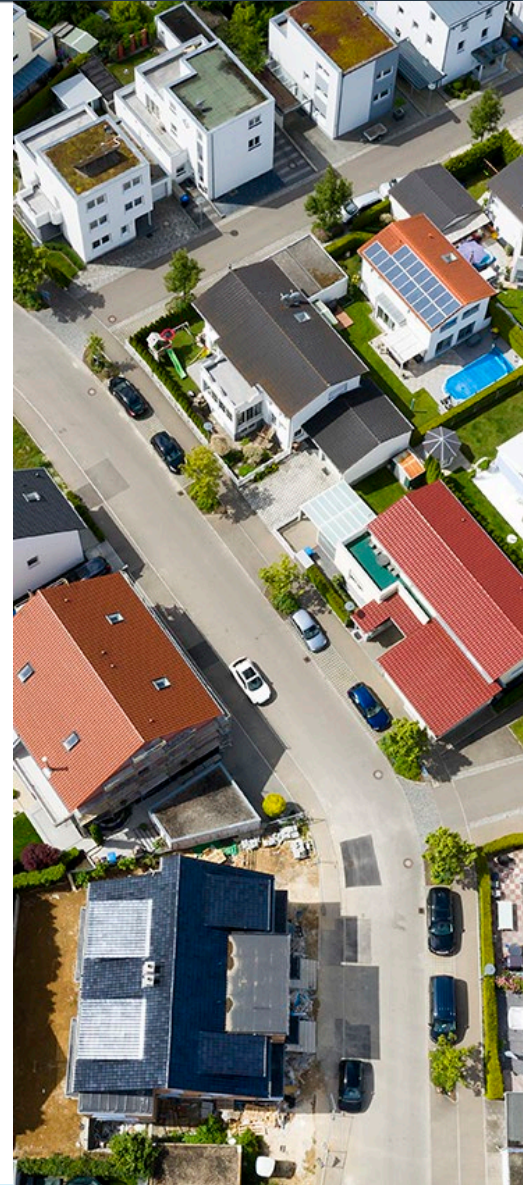
- Priority on infill housing – by-right approvals for various types of housing development
- Streamlined, ministerial processes
- Review/approval shotclocks





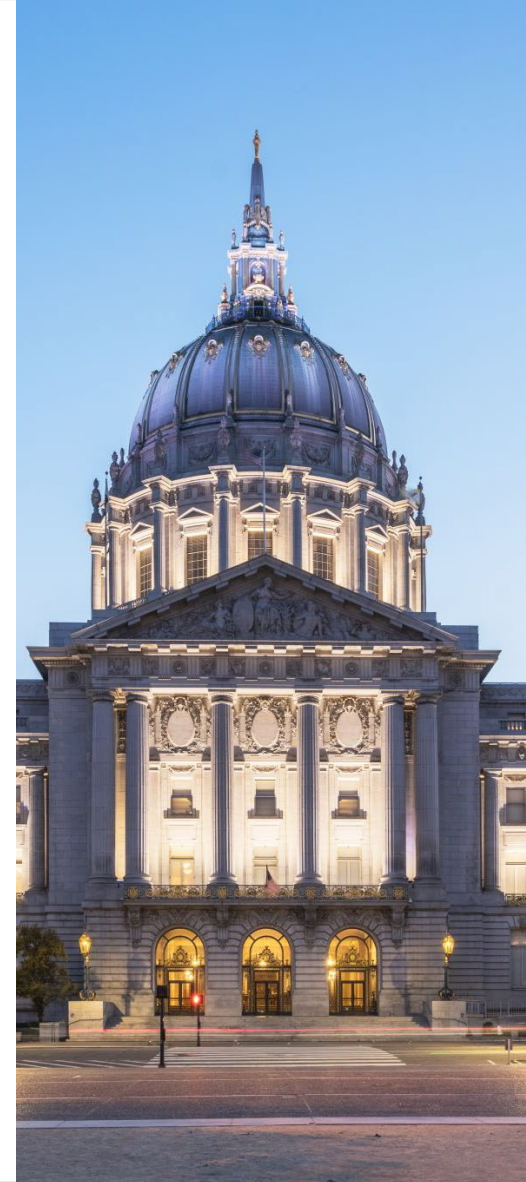
# SB 684/1123 (Caballero)

- 2024 and 2025 State legislation
- Ministerial subdivision and development of up to 10 residential for-sale units
- “Substantially surrounded by qualified urban uses”
- Outside of the state-designated very high fire hazard severity zone
- Site size, new parcel size, unit size, and density requirements
- See Information Bulletin 414



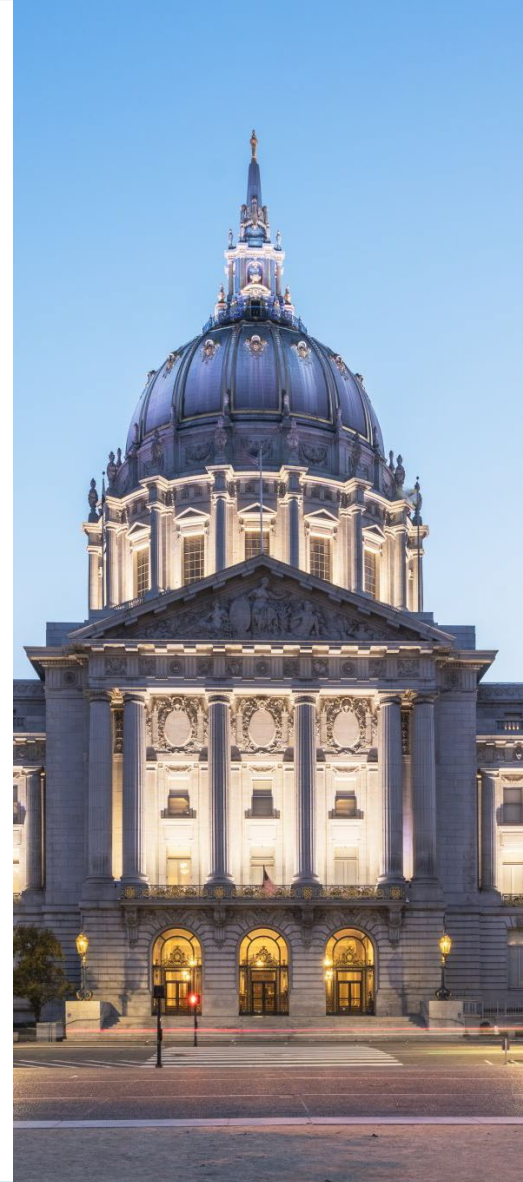
# 2025 Legislative Session

- **AB 130/SB 131 (Budget Bills) – Effective Jul 2025** – new CEQA exemption for infill housing, other CEQA streamlining
- **AB 253 – Effective Immediately** – allows private plan check of certain BC&S review areas if applicable divisions do not complete review within 30 business days
- **AB 507 – Effective Jan 1, 2026** – permits adaptive reuse projects by right in all zones, allows the development of adjacent undeveloped areas
- **AB 671 – Effective Jan 1, 2026** – establishes a professional certification program for restaurant TIs, 20 business day shotclock, limited review of resubmittals



# 2025 Legislative Session

- **AB 1308 – Effective Jan 1, 2026** – requires inspections of residential construction within 10 days
- **SB 79 – Effective Jul 1, 2026** – upzones areas near transit to allow denser housing
- **SB 358 – Effective Jan 1, 2026** – reduces vehicle mitigation fees for housing near transit
- **SB 415 – Effective Jan 1, 2026** – updates development and circulation regulations for warehouses





# Implementation

- Updates to DSD materials (webpages, bulletins, forms, etc.)
- Coordination and trainings for impacted divisions



# Item 5

## Questions?

## Item 6

# Habitat Acquisition Fund Fee Update

**Dan Monroe**

## Habitat Acquisition Fund

- **Established by City Council (R-275129), February 12, 1990**
  - **Need - Loss of habitat areas and fragmentation**
  - **Use - Acquisition, maintenance and administrative costs**
  - **Mitigation option for habitat impacts**
  - **Small, isolated habitat areas, no long-term conservation value**
- **HAF Fee: Principal + 10% Admin**
  - **Current fee - \$35,000 per acre + 10% admin**
  - **Last update - 2005**
  - **Fee update - \$59,550 per acre + 10% admin**

# Item 6

## Questions?



Next Meeting  
January 28, 2026