

2025 Building Code Adoption

Proposed Local Amendments

The City of San Diego proposes local amendments to the Municipal Code necessary to implement the [2025 California Building Standards Code](#) which will be effective January 1, 2026. Local amendments are effective after approval by the City Council and final passage of ordinances necessary to codify updates to the [Municipal Code](#). Local standards necessary to implement the building permit process can be found in chapters 5, 9, 11, 12 and 14 of the Municipal Code.

The proposed code amendments are primarily editorial in nature. Additionally, we propose updates in response to standards enacted by recent State legislation. Proposed local amendments adhere to the limitations in AB 130 codified in H&S Section [17958.7 \(c\)](#) subsection 1,2, 3, 6; additionally local findings are provided for more restrictive local amendments in accordance with H&S Sections [17958.5](#) and [18941.5 \(b\)](#)

Summary of Significant Changes

For inquiries questions/comments contact buildingcode@sandiego.gov.

- **Geotechnical Investigations:** Updated exemptions in Ch 14 Art 5 Div 18 to align with AB 1046 (Alquist Priolo) and LA exemptions for additions, alterations and change of occupancy.
- **Home Hardening Standards:** Relocated ignition-resistant standards to SDMC Ch 5, aligning with the new Part 7 California Wildland Urban Interface Code.
- **Efficiency Dwelling Units:** Repealed local amendment for minimum habitable space area, now limited per CBC.
- **Drowning Prevention Requirements:** Adopted swimming pool safety requirements in CRC Appendix and adopt additional SB 552 Swimming Pool Safety Act standards with clarification excluding the home as part of the barrier for private pools.
- **Appendix P Sleeping Lofts:** Adopted new CBC appendix for infill housing options, allowing non-mezzanine sleeping areas.
- **Seismic Instrumentation:** Amended CBC Appendix L to add exceptions for additions, alterations, and new residential projects, addressing cost disproportionality in certain fault hazard areas and liquefaction zones.
- **Plumbing Standards for Adaptive Reuse:** Continued adoption of CPC Appendix M – Peak Water Demand Calculator.
- **Soft Story Mitigation Standards:** Adopted CBC Appendix Ch A4 for earthquake hazard mitigation, with non-mandatory standards and clarified local amendments.
- **Green Building Regulations:** Added mandatory reflectance & emittance for low-sloped roofs (cool roofs) (NR); central hot water heating in buildings with no greater than 95% of energy budget (R). Updated Land Development Code for Outdoor Lighting Regulations and adopted solar thermal requirements for swimming pool heaters.

Abbreviations: CBC - California Building Code; CRC - California Residential Code; CPC - California Plumbing Code; CEBC - California Existing Building Code; Calgreen - California Green Building Code.