

Issue Matrix – 2025 California Building Standards Code Adoption/Amendments 10/20/2025 *Revised 2/13/2026*

Following is a summary of the amendments to the Municipal Code necessary to adopt and implement 2025 edition of the California Fire Code (CFC), California Wildland Urban Interface Code (CWUIC), California Building Code (CBC), California Electrical Code (CEC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Residential Code (CRC), the California Green Building Standards Code (CGBSC) and the new California Existing Building Code (CEBC). The changes proposed modify the Municipal Code to comply with state law, clarify State regulations, remove inconsistencies. The amendments are organized sequentially by code section with administrative regulations followed by technical building standards. Within each category the individual amendments are listed in order of the associated code sections that would be amended. Each amendment is further analyzed and described in the Code Change Report relevant to each code. Where applicable local amendments are flagged for compliance with AB 130 codified in Health & Safety Code (HSC) Section [17958.7 \(c\)](#) subsection 1,2, 5, 6; additionally local findings (climatic, geological, topographical) are provided for more restrictive local amendments in accordance with H&S Sections [17958.5](#) and [18941.5 \(b\)](#). Requirement that result in more restrictive energy efficiency standards require filing with the California Energy Commission pursuant to Public Resources Code Section 25402.1(h)(2) and Title 24, Part 1, Section 10-106.

Note: Text shown in red, red double underline or ~~red double strikethrough~~ reflect corrections since the first edition of this matrix for LU&H.

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
<p>Fire Protection and Prevention Amendments: The following amendments are proposed to implement the technical standards in the 2025 edition of the California Fire Code.</p>			
<p>Fire Protection and Prevention – Amendments to the 2025 California Fire Code</p>			
1.	Comply with State Law/ Editorial		Updates to local Amendments to the Fire Code are being processed by the Fire Rescue Department separately.

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
<p>Wildland Fire Protection: The following amendments are proposed to implement the technical standards in the newly published 2025 edition of the California Wildland Urban Interface Code. Building Standards were formerly located in the Building Regulations and Residential Building Regulations.</p>			
<p>Wildland Urban Interface Regulations – Amendments to the 2025 California Wildland Urban Interface Code</p>			
1.	Comply with State Law/ Editorial		Local Amendments to the California Wildland Urban Interface Code are being processed by the Fire Rescue Department separately.
<p>Procedures for Abatement of Unsafe, Dangerous, or Substandard Structures: The following amendments to the Municipal Code update the requirements for consistency with the California Building Code and California Existing Building Code for determining whether buildings are dangerous or unsafe.</p>			
1.	Update/ Comply with State Law	§121.0403 (b)	<p><u>Update Criteria for Dangerous Buildings:</u></p> <ul style="list-style-type: none"> • Modify the SDMC to clarify that structural instability due to earthquake loads is caused by earthquake aftershocks. <p style="text-align: right;"><u>Necessary due to local topographic and geological conditions</u> <u>AB 130 Section 17958.7 (c) subsection 1</u></p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
<p>Building Permit Procedures, Electrical Permit Procedures, Plumbing/Mechanical Permit Procedures, Demolition/Removal Permit Procedures and Fire Permit Procedures: The following amendments to the Municipal Code update the requirements for consistency with Chapter 1 Part II of the California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, and California Residential Code that is not adopted by the City of San Diego. The amendments also include editorial changes to make the regulations clearer and more consistent.</p>			
1.	Administrative Revision	§129.0106 (a) (b), (c)	<p>Supplemental Permit Application and Permit Fees for Unpermitted Work:</p> <ul style="list-style-type: none"> Subsections (b) through (c) <u>are</u> <u>is</u> added to allow the assessment of supplemental fees to recover the additional costs of determining the scope of work, levels of compliance and required inspection access for work performed prior to obtaining a required permit and performed prior to inspections by the Building Official. <p style="text-align: right;"><u>Administrative</u> <u>AB 130 Section 17958.7 (c) subsection 6 (B)</u></p>
2.	Clarification	§129.0203 (a) (1) <u>(2)</u>	<p>Building Permit Procedures:</p> <ul style="list-style-type: none"> The Building Permit exemptions for fences are amended for consistency with the CBC to require a Building Permit for fences used as swimming pool barriers. <p style="text-align: right;"><u>Necessary due to local topographic and climatic conditions</u> <u>AB 130 Section 17958.7 (c) subsection 1</u></p>

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3.	<u>Editorial</u>	<u>§129.0203 (a) (15)</u>	<p><u>Building Permit Procedures:</u></p> <ul style="list-style-type: none"> • <u>Removed reference to CRC Section R311.4.</u> <p style="text-align: right;"><u>Administrative</u> <u>AB 130 Section 17958.7 (c) subsections 1</u></p>
4.	<u>Clarification</u>	<u>§129.0203 (a) (1) (23), (25)</u>	<p><u>Building Permit Procedures:</u></p> <ul style="list-style-type: none"> • <u>The accessory building exception one is being updated to make clear that that the exempted structure needs to be supported on grade and not on an elevated support.</u> • <u>The portable aircraft hanger exemption is proposed to accommodate a need by the Airports Division. Hangers are used by owners of small pleasure aircraft and are designed to simply house the aircraft on City owned airports. The regulations were adapted from similar ones adopted by the county of San Diego and the County of Los Angeles. The local exemptions permits electrical installation to allow for indoor lighting.</u> <p style="text-align: right;"><u>Administrative</u> <u>AB 130 Section 17958.7 (c) subsections 1, 6 (D)</u></p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
<p>Construction Regulation Amendments: The following amendments are proposed to implement the technical standards in the 2025 edition of the CFC, CBC, CEC, CPC, CMC, CRC and the California Green Building Standards Code. New regulations are proposed to comply with enacted State legislation; comply with the California Building Standards Code; local amendments necessary due to local climatic, topographical or geological conditions; repeal of existing local regulations that have become redundant due to adoption into the model code or CBSC. New building standards that require findings due to local climatic (condition 1), topographic (condition 3) or geological conditions (condition 2) are identified adjacent to each code change and the local condition identified and tagged with the condition number shown in the recitals provided to the City Council with the adoptive ordinance.</p>			
<p>Sign Regulations</p>			
5.	Comply with State Law/ Clarification	§142.1210 (c)	<p><u>General Sign Regulations:</u> Update the Structural Regulations to reflect references to the 2025 California Building Code Section 705.13 renumbered from 705.12. 2019 California Fire Code. Section 708.1 was repealed, and reference to it needs to be deleted. Referencing the code edition is necessary since the Code Section being updated is in the zoning regulations for exterior signs on high-rise buildings.</p> <p style="text-align: right;"><u>Administrative, No Local Finding</u> <u>AB 130; HSC Section 17958.7(c)(1)</u></p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
General Updates to Regulations			
6.	Clarification/ Comply with State Law	§145.0103 (a), §146.0104 (a), §147.0103 (a), §148.0103 (a), §149.0103 (a), §1410.0103 (a) §1411.0103 (a)	<p>General Update: Update the Building, Electrical, Plumbing, Mechanical, Residential, Existing Building and Green Building regulations to delete reference to documents representing the parts of the California Building Standards Code to be adopted by reference when amendments are proposed. It is not necessary to provide the City clerk with physical copies of each code since digital copies are available free of charge through the California Building Standards Commission at Codes. At least one physical copy of the California Building Standards Code will be retained by the Chief Building Official at the Development Services Department in accordance with HSC Section 18942(e)(1) and (2).</p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
Building Regulations – Amendments to the 2025 California Building Code			
7.	Clarification/ Comply with State Law	§145.0101 §145.0103 §145.0104 §145.0105 §145.0106 §145.0107	<ul style="list-style-type: none"> • Adopts by reference the 2025 CBC. • All references to 2022 edition updated to reflect 2025 edition. • Will be updated to reflect additions and modifications and deletions to the CBC as they apply. • Update Section 145.0103 (a), recognizing that access to the State of California Building Standards Code is now available free of charge through the California Building Standards Commission. Previously, the Development Services Department (DSD) provided a copy to the City Clerk in compliance with HSC Section 18942, which requires local jurisdictions to obtain and maintain at least one current copy of the State Building Standards Code with all revisions until the 2025 code cycle. • <u>Update Section 145.0104 (a) to reflect the deletion of Section 104.11 in the 2025 CBC.</u> <p style="text-align: right;"><u>Administrative, No Local Finding</u> <u>AB 130; HSC Section 17958.7(c)(1).</u></p>
8.	Editorial/ Comply with State Law	§145.0406	<p><u>Automatic garage door operators and vehicular gates</u></p> <ul style="list-style-type: none"> • Will be updated to reflect change in wording in the 2025 CBC. <p style="text-align: right;"><u>Local Climatic</u> <u>AB 130; HSC Section 17958.7(c)(1).</u></p>
9.	Comply with state law/Repeal	§145.0701	<p><u>Home hardening:</u></p> <ul style="list-style-type: none"> • The CBC Chapter 7A requirements have been moved to 2025 CWUIC. The amendments to the 2025 CWUI Code will appear in Chapter 5, Article 12, Division 5 and 6 of the San Diego Municipal Code (SDMC). • Add an editor’s note directing readers to the new location in the SDMC. <p style="text-align: right;"><u>Local Climatic</u> <u>AB 130; HSC Section 17958.7(c)(1) & (3).</u></p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
10.	Comply with state law/Repeal	§145.0703 §145.0705 §145.0708 §145.0711	<p><u>Home hardening:</u></p> <ul style="list-style-type: none"> Repeal these sections since the amendments to the 2025 CWUI Code will appear in Chapter 5, Article 12, Divisions 5 and 6 of the San Diego Municipal Code. <p style="text-align: right;"><u>Local Climatic</u> <u>AB 130; HSC Section 17958.7(c)(1) & (3).</u></p>
11.	Update & Comply with State Law	§145.1208	<p><u>Efficiency Dwelling Unit:</u></p> <ul style="list-style-type: none"> Repeal the previous amendment that specified a 150 square foot minimum living area for efficiency dwelling units. Under the 2022 CBC, a minimum living room size of 190 square feet was required. In the 2025 CBC, this requirement has been updated and clarified through references to Sections 1208.3 and 1208.4. Specifically: <ul style="list-style-type: none"> Section 1208.4 establishes the minimum area of 150 square feet (one room to have not less than 120 square feet of net floor area, and not less than 70 square feet for sleeping units and other habitable rooms), consistent with Health and Safety Code Section 17958.1. Section 1208.3 sets a new general requirement for all dwelling units, mandating a minimum of 190 square feet of total habitable space. <p>Given these updates, the previous amendment is now redundant and should be repealed to align with the current code language.</p> <p style="text-align: right;"><u>AB 130; HSC Section 17958.7(c)(1).</u></p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
12.	Editorial/ Comply with State Law	§145.1501 §145.1512	<p>Roof Assemblies and Roof Top Structures:</p> <ul style="list-style-type: none"> • 149.0501 (b) and (c) are redundant and proposed to be repealed to be consistent with other chapters of the SDMC. These sections are specified in Section 145.0105 and 145.0106. • 145.1512 (c) (3) is proposed to be repealed since 2025 CBC Section 1512.3.1 now addresses the roof recovering over wood shingles or shakes. <p style="text-align: right;"><u>AB 130; HSC Section 17958.7(c)(1).</u></p>
13.	<u>Editorial/ Comply with State Law</u>	<u>§145.1704 (b)</u>	<p><u>Statement of Special Inspections:</u></p> <ul style="list-style-type: none"> • <u>Subsection (b) has been updated from 6 to 7 due to the current use of subsection 6 in the 2025 CBC.</u> <p style="text-align: right;"><u>AB 130; HSC Section 17958.7(c)(1).</u></p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
14.	Update/ Regulatory Reform	§145.1803 (f) (2) (B)(Vii) §145.1803 (f) (2) (C)(ii)	<p><u>Geotechnical Investigations:</u></p> <ul style="list-style-type: none"> • Section 145.1803 amends CBC Section 1803 and identifies when a Geotechnical Investigation is required due to local geotechnical hazards (faulting, soil liquefaction, landslides) based on the use of a building or structure or facility and based on the occupant load and size. • Exemptions Geotechnical Investigations had not been revised since adoption of the 1982 Uniform Building Code when requirements for Geotechnical Investigation Reports were first adopted as local amendments. Updated exemptions to better align with AB 1046 (Alquist Priolo) and LA exemptions for additions, alterations and change of occupancy. The exemptions are proposed to better align with the project types today as the City has of San Diego has matured and grown over the past 4 decades. • Clarified that the exemption is from a Geotechnical Investigation and not a report that may be required due to other reasons. <p style="text-align: right;"><u>Local Geological Conditions</u> <u>AB 130; HSC Section 17958.7(c)(1).</u></p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
15.	Clarification	§145.3101 <u>§145.3102</u>	<p><u>Swimming Pools, Spas and Hot Tubs</u></p> <ul style="list-style-type: none"> To avoid duplication, Section 3109 is proposed not to be adopted because the requirements for swimming pools, spas, and hot tubs are already addressed in the Residential Building Regulations under Chapter 14, Article 9, Division 46 of the Land Development Code. An editor's note will be added to direct readers to that section. <u>Subsections 115922 (b) (4), 115923 (f) and (g) were</u> was added to support the Bill's goal of <u>requiring two drowning prevention measures that a child would have to defeat before unsupervised access into a swimming pool. The legislative updates intend for a physical barrier like a locking pool cover, removable mesh fencing or an enclosure to be provided after doors equipped with alarms. This measure ensures safety in cases where the alarm may fail to sound—such as when the battery is removed, or other malfunctions occur—by preventing unsupervised children in the home or neighboring properties from drowning.</u> <p style="text-align: right;"><u>Local climatic & topographic conditions</u> <u>AB 130; HSC Section 17958.7 (c) (1), (6)</u></p>
16.	Update	§145.3602	<p><u>Flood hazard areas:</u></p> <ul style="list-style-type: none"> Update to reflect the section renumbering in the 2025 CRC. <p style="text-align: right;"><u>No change in regulatory effect is being proposed.</u> <u>AB 130; HSC Section 17958.7(c)(1).</u></p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
17.	Comply with state law	§145.3704 <u>§145.3701</u> <u>§145.3702</u>	<p><u>Earthquake Recording Instrumentation</u></p> <ul style="list-style-type: none"> • <u>Update and repurpose SDMC Chapter 14, Article 5, Division 37 to adopt and modify CBC Appendix L.</u> • Add three exceptions to Section L101.1 of Appendix L to exempt specific building types from mandatory earthquake instrumentation requirements. • Background: Appendix L was first adopted in 2016 to increase the number of seismically instrumented buildings in San Diego, aiming to improve ground motion data for dynamic analysis of multi-story buildings. <p style="text-align: right;"><u>Due to local geological conditions</u> <u>AB 130; HSC Section 17958.7(c)(1).</u></p>
18.	Clarification/ Govt Code Section 8698.4 (d)	§145.3801 §145.3802 §145.3803 §145.3804 §145.3805 §145.3806	<p><u>Emergency Housing:</u></p> <ul style="list-style-type: none"> • Update Section numbers due to change in Appendix Number in the CBC to Appendix Q. • Update Section 145.3801 (b) to modify the effective date for applicability until January 1, 2036, from January 1, 2026, in accordance with Govt Code Section 8698.4 (d). • Update Section 145.3803(c)(2) a 90-day inspection interval. After several years of consistent operation, facility personnel have become well-versed in the applicable requirements, and monthly inspections have revealed very few issues. The revised language establishes a maximum inspection interval of 90 days, allowing more frequent inspections if necessary. This change is consistent with Assembly Bill 130 and Health and Safety Code Section 17958.7(c)(6)(D), which supports reducing the internal operational costs of local agencies. <p style="text-align: right;"><u>Homeless Shelters per AB 2553 and prior</u> <u>AB 130; HSC Section 17958.7(c)(1),(2) &(6) D.</u></p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
Electrical Regulations - Amendments to the 2025 California Electrical Code			
19.	Clarification / Comply with State Law	§146.0103 §146.0104 §146.0105 §146.0106 §146.0107	<ul style="list-style-type: none"> • Adopts the 2025 California Electrical Code (CEC). • Revises the code edition where applicable from 2025.
20.	Clarification / Comply with State Law	§146.0105 (a) (b)	<ul style="list-style-type: none"> • Update amendment to Section 230.43 to adopt item #7 since DSD inspects conductors not connected directly to the SDG&E lines for example between buildings on a site. • SDG&E is a public utility regulated by the PUC and DSD has no jurisdiction to regulate their equipment and installation methods. • Correct omitted Section numbers. <p style="text-align: right;"><u>Administrative No Local Finding</u> <u>AB 130 Section 17958.7 (c) subsection 1</u></p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
Plumbing Regulations– Amendments to the 2025 California Plumbing Code			
21.	Update/ Clarification	§147.0103 §147.0104 §147.0105 §147.0106	<ul style="list-style-type: none"> • Adopt the 2025 California Plumbing Code (CPC). • Updates referenced code Sections for consistency with the 2025 CPC and deletes incorrect references inadvertently not deleted in prior cycles.
22.	Update/Clarification	§147.0212 (a) (b)	<ul style="list-style-type: none"> • Adds a modification to Section 1208.7 to continue adopting a local amendment allowing the Building Official to determine the locations where gas pressure regulators can be installed. They may not be installed in corridors and interior exit stairways and other locations. • When first adopted as an amendment to 2010 California Plumbing Code, the code at the time was silent regarding installation location. <p style="text-align: right;"><u>Local Climatic and Topographic</u> <u>AB 130 Section 17958.7 (c) subsection 1</u></p>
Mechanical Regulations - Amendments to the 2025 California Mechanical Code			
23.	Clarification/ Comply with State Law	148.0103 through §148.0107	<ul style="list-style-type: none"> • Adopts the 2025 California Mechanical Code (CMC).

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
Residential Building Regulations – Amendments to the 2025 California Residential Code			
24.	Comply with State Law/ Clarification	§149.0103 §149.0104 §149.0105 §149.0106 §149.0107 §149.0108	<ul style="list-style-type: none"> • Adopts by reference the 2025 CRC and update code edition references. • Identifies appendix Chapters and Sections adopted, not adopted and where modifications or amendments are adopted. • Continue to not adopt Ch 1 Division II even though HCD has adopted some Sections since Ch 12 Art 9 Div 1 and 2 of the SDMC incorporate equivalent regulations. • Update Section 149.0103 (a), recognizing that access to the State of California Building Standards Code is now available free of charge through the California Building Standards Commission. Previously, the Development Services Department (DSD) provided a copy to the City Clerk in compliance with HSC Section 18942, which requires local jurisdictions to obtain and maintain at least one current copy of the State Building Standards Code with all revisions until the 2025 code cycle. <p style="text-align: right;"><u>Administrative, No Local Finding AB 130; HSC Section 17958.7(c)(1).</u></p>
25.	Update/ Terminology correction	§149.0301 §149.0302	<p><u>Update CRC Chapter 3:</u></p> <ul style="list-style-type: none"> • Table 149.0302 to reflect the change in the terminology used in the 2025 CRC ('Very Heavy' instead of 'Sever') • Figure R305.4 of the 2025 CRC is proposed not to be adopted since it incorrectly places San Diego in the "Negligible" category. The correct classification is shown in the <u>2024 International Residential Code (IRC) Errata</u>, dated September 13, 2024 (see below). Since the errata will be released after the 2025 local amendments take effect, and those amendments cannot be revised post-adoption, it would be more appropriate not to adopt the incorrect map. <p style="text-align: right;"><u>AB 130; HSC Section 17958.7(c)(1).</u></p>

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26.	Editorial/ Section Renumbering	§149.0309 §149.0319 §149.0320 §149.0322 §149.0324 §149.0331 §149.0332	<p>Update CRC Chapter 3:</p> <ul style="list-style-type: none"> Update to reflect the renumbered sections in the CRC. <table border="1" data-bbox="751 305 1215 594"> <tr> <td>§149.0309</td> <td>§149.0317</td> </tr> <tr> <td>§149.0319</td> <td>§149.0308</td> </tr> <tr> <td>§149.0320</td> <td>§149.0322</td> </tr> <tr> <td>§149.0322</td> <td>§149.0306</td> </tr> <tr> <td>§149.0324</td> <td>§149.0329</td> </tr> <tr> <td>§149.0331</td> <td>§149.0334</td> </tr> <tr> <td>§149.0332</td> <td>§149.0335</td> </tr> </table> <p style="text-align: right;"><u>Editorial change, No Local Finding</u></p>	§149.0309	§149.0317	§149.0319	§149.0308	§149.0320	§149.0322	§149.0322	§149.0306	§149.0324	§149.0329	§149.0331	§149.0334	§149.0332	§149.0335
§149.0309	§149.0317																
§149.0319	§149.0308																
§149.0320	§149.0322																
§149.0322	§149.0306																
§149.0324	§149.0329																
§149.0331	§149.0334																
§149.0332	§149.0335																
27.	Comply with state law	§149.0337	<p>Home hardening:</p> <ul style="list-style-type: none"> The CRC R337 requirements moved to 2025 CWUIC. The amendments to the 2025 CWUIC will be in Chapter 5, Article 12, Division 5 and 6 of the San Diego Municipal Code. <p style="text-align: right;"><u>Local Climatic Conditions, AB 130; HSC Section 17958.7(c)(1).</u></p>														
28.	Editorial/ Comply with state law	§149.0901 §149.0902	<p>Fire Classification:</p> <ul style="list-style-type: none"> Update the terms per the 2025 CRC. <p style="text-align: right;"><u>Local Climatic Conditions AB 130; HSC Section 17958.7(c)(1).</u></p>														
29.	Redundant/ Comply with state code	§149.0908	<p>Reroofing:</p> <ul style="list-style-type: none"> Repeal 149.0908 (c) (3) since the 2025 CRC (Section R908.4.1) now addresses the roof recovering over wood shingles or shakes. <p style="text-align: right;"><u>AB 130; HSC Section 17958.7(c)(1).</u></p>														

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30.	<p>Comply with state law/ ensure public safety</p>	<p>§149.4601 §149.4602</p>	<p>Swimming Pool Drowning Prevention features</p> <ul style="list-style-type: none"> Amend Appendix CI of the CRC to reflect Senate Bill No. 552, which amends Sections 115921, 115922, and 115925 of the Health and Safety Code, that was approved by the governor on September 27, 2024. <p>Local climatic conditions AB 130; HSC Section 17958.7 (c)(1) (6) D</p> <p>Note: Local amendments are processed in the Building Regulations.</p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
Green Building Regulations - Amendments to the 2025 California Green Building Standards Code			
31.	Comply with State Law /Update	§1410.0103 §1410.0105 §1410.0106 §1410.0107	<ul style="list-style-type: none"> Adopts by reference the 2025 California Green Building Standards Code (CGBSC) References local amendments to the CGBSC. Repeals in §1410.0103 the requirement to provide the City Clerk a copy of the code adopted by reference.
32.	Comply with State Law	§1410.0403	<ul style="list-style-type: none"> Continue to adopt local water use requirement for gray water system piping in residential occupancies for discharge from clothes washing machines. <p style="text-align: right;"><u>Local Climatic Conditions</u> <u>AB130 HSC Section 17958 (b) 1, 5</u></p>
33.	Comply with State Law /Update	§1410.0510 (a), (b)	<ul style="list-style-type: none"> Repeal cross reference to Section 142.0530(d) for clean energy vehicles due to a deletion of the designation requirement in the CGBSC.
34.	New Requirement	§1410.0402	<ul style="list-style-type: none"> Adopt as mandatory a voluntary residential measure requiring enhanced efficiency for water heaters used in central water heating systems when they serve multiple dwelling units. <p style="text-align: right;"><u>Local Climatic Conditions</u> <u>AB130 HSC Section 17958 (b) 5</u> <u>Public Resources Code Section 25402.1(h)(2)</u></p>

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35.	New Requirement	§1410.0506	<ul style="list-style-type: none"> Adopt as mandatory a voluntary non-residential measure requiring enhanced solar reflectance and emittance for cool roofs into the mandatory section to meet climate action goals in the General Plan. The requirement applies to roof covering replacement or recover over an existing roof on non-residential buildings, as well as on hotel or motel buildings. <p style="text-align: right;"> <u>Local Climatic Conditions</u> <u>AB130 HSC Section 17958 (b) 5.</u> <u>Public Resources Code Section 25402.1(h)(2)</u> </p>

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
Existing Building Regulations - Amendments to the 2025 California Existing Building Code			
36.	Comply with State Law/Update	§1411.0103 §1411.0104 §1411.0105 §1411.0106 §1411.0107	<ul style="list-style-type: none"> • Adopt the 2025 edition of the CEBC. • Identifies appendix Chapters and Sections adopted, not adopted and where modifications or amendments are adopted. • Update Section 1411.0103 (a), recognizing that access to the State of California Building Standards Code is now available free of charge through the California Building Standards Commission. Previously, the Development Services Department (DSD) provided a copy to the City Clerk in compliance with H&S Code Section 18942, which requires local jurisdictions to obtain and maintain at least one current copy of the State Building Standards Code with all revisions until the 2025 code cycle. <p style="text-align: right;"><u>Administrative, No Local Finding AB 130; HSC Section 17958.7(c)(1).</u></p>
37.	Comply with State Law/Update	§1411.0201	<ul style="list-style-type: none"> • Editorial changes to reference additions per Section 1411.0106. <p style="text-align: right;"><u>No change in regulatory effect is being proposed. AB 130; HSC Section 17958.7(c)(1).</u></p>
38.	Comply with State Law/Update	§1411.0401 §1411.0405 §1411.0502 §1411.0503	<ul style="list-style-type: none"> • Renumber Section 149.0322 to 149.0306 because of the renumbering in the 2025 CRC. <p style="text-align: right;"><u>No change in regulatory effect is being proposed. AB 130; HSC Section 17958.7(c)(1).</u></p>

Issue Matrix – 2025 California Building Standards Code Adoption/Amendments 10/20/2025 *Revised 2/13/2026*

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
39.	<u>Comply with State Law/Update</u>	<u>§1411.0701</u> <u>§1411.0702</u> <u>§1411.1101</u> <u>§1411.1103</u>	<ul style="list-style-type: none"> • <u>These sections are added to update the references from Section 1612 of the California Building Code and Section R306 of the California Residential Code to Section 145.1612 and Section 149.0306 of the Land Development Code.</u> <p style="text-align: right;"><u>No change in regulatory effect is being proposed.</u> <u>AB 130; HSC Section 17958.7(c)(1).</u></p>
40.	Comply with State Law/ Clarification	§1411.2001 §1411.2002	<ul style="list-style-type: none"> • Adopt Appendix A4 as a voluntary standard. This aims to provide a consistent method to strengthen soft-story buildings, which are known to be vulnerable. Lenders and insurers are already requiring the strengthening of such properties. By adopting these voluntary standards, San Diego hopes to align itself with the mandatory standards already adopted by Los Angeles and San Francisco, pending the completion of a thorough building survey. • Section A401.2 of the CEBC references the effective date based on when the 1976 Uniform Building Code became effective at the local level pursuant to Ordinance O-150001 N.S. on 09/12/1979. The 1976 UBC significantly modified the seismic design requirements following the damage caused by the 1971 San Fernando earthquake (also known as the 1971 Sylmar earthquake). <p style="text-align: right;"><u>Local Geological Conditions</u> <u>Voluntary measure that does not contradict AB 130</u></p>