

2025 California Building Code, Part 2, Volume 2 Significant Changes

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Summary

Significant Changes Include:

- New Appendix Chapter P – Sleeping Lofts.
- Addition of structural stainless steel to materials
- Statement of special inspections must also identify those deferred submittals requiring special inspections.
- Expanded requirements for pre-engineered metal building systems in special inspections and in steel chapter.
- Guards required at site retaining walls where walking surfaces are 30" above lower grade, and within 36" of wall stem.
- New sections pertaining to steel-framed industrial platforms plus stairs serving these platforms, and boltless steel shelving.



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New	Change	Code Section	Code Topic	Revision and Remarks
Chapter 16 - Structural Design				
	X	1603.1, 1605.1 - Exceptions, 1605.2,	Design Loading	Expanded criteria and updated for snow, wind and tornados.
	X	1604.5	Risk Category III and IV	Revise I-2 and I-3. Added power generating criteria.
	X	1604.5.1	Risk Category - Multiple Occupancies	Expanded shared criteria to include designated system systems, emergency power or lights, MEP or communication.
X		1604.5.2	Risk Category – PV	Outlines the risk categories for various PV installations.
	X	Table 1607.1	Live loads	Reorganized garage, railing, helipad and Residential – hotels and multifamily dwelling code citations. Added Public restrooms, Roofs used for assembly and roof – truss point loads. Citation coordination.
X		1607.3.1	Partial (live) loading on floor	Moved (Old Title: Distribution of floor loads). Coordinated with partial loading from ASCE 7-22 Sec 4.3.3.
	X	1607.5, 1607.6 and 1607.13.2 and 1609.3	Partition Loading, Helipads, Alt. Uniform Live load reduction and Basic design wind speed	Significant reorganization and wordsmithing.
	X	1607.8.2	Emergency Vehicles	Vehicles loads do not need to act concurrently with other uniform live loads.
	X	1607.9.1	Loads on railing and roof unoccupied uniform loading	Added uniform live load section; only new content is non-occupied roofs only need the concentrated load applied.
	X	1607.10	Fixed Ladders	Moved.
	X	1607.11 through 1607.12, 1607.18 though 1607.22	Varies – Live loading	All sections moved up in number designation due to the moved section 1607.10.
	X	1607.15	Crane Loads	Revised to use ASCE 7-16 Sec 4.9. Sub sections removed.

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	X	1608.2	Snow loads Table	Expanded cities and incorporated Risk Categories.
X		1608.2.1	Ground Snow Load conversation	Conversation to ASD equation.
X		1609.1.1 Exception 7, 1612.2, 1613.1 and 1615.1	Temporary structures.	Requires the use of CBC 3103.6.1.2, 3103.6.1.3, 3103.6.1.4, 3103.6.1.6 for temporary structures.
	X	1609.6	Roof systems.	Moved due to new unapplicable to CA tornado section.
X		1609.6.3.2, 1612.2 and 1613.5	Elevators, escalators and other conveying systems.	Required to meet ASCE 7 wind provisions, ASCE 24 and ASME A17.1/CSA B44 for flood provisions, ASCE 7 and ASME A17.1/CSA B44 for seismic provisions,
	X	1611.11	Rain Loads	Redefined the input parameters to dh, dp and ds. Modified design loading and eliminated the alternate procedure. Added risk category designations.
X		1612.4 - 1.4	Flood hazard documentation	Non-Residential dry floodproof elevation required at final inspection.
	X	1613.1 exception 1	Detached One- and two-family dwellings.	Removed Ss short-period criteria.
X		1613.2, Figure 1613.2(1)	Seismic design category (SDC)	Coordinated with changes in ASCE 7-22 Ch. 11, 12 and 20. New Seismic Design Category figure. Removed S1, Ss and MCE figures.
	X	1613.4	Seismic - Ballasted PV	Removed references to SDC's and required design to be per ASCE 7-22 Ch. 13.
X		1613.6	Seismic – Automatic sprinkler systems	Required to comply with ASCE 7 and CBC 903.3.1.1

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Chapter 17 - Special Inspections and Tests				
	X	1704.2.4	Report requirement	Added verbiage regarding report frequency, and added requirement for report content (nature, extent, location, etc.)
X		1704.3.1	Content of statement of special inspections	Item 6 added, requiring identification of deferred submittal items requiring a supplemental statement of special inspections.
X		1705.2.2	Structural stainless steel	New section
X		1705.2.6	Metal building systems	New section with associated table for metal building systems. Note that high-strength bolting inspection is not shown in the new table, but is required.
	X	Table 1705.3	Required special inspections and tests of concrete construction	Line Item 2, reinforcing bar welding: Additional detail added in this category.
Chapter 18 - Soils and Foundations				
	X	1803.5.4	Groundwater	Additional trigger added for geotechnical report: "If groundwater depth will affect design and construction of buildings and structures."
X		1807.2.5	Guards, retaining walls	New section requiring guards at retaining walls located within 36" of a walking surface, where walking surface more than 30" above the toe of the retaining wall.
X		1809.14	Grade beams, shallow foundations	New section for design of grade beams in shallow foundations
	X	1810.2.2	Stability, deep foundations	Updates to Exception 1

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New	Change	Code Section	Code Topic	Revision and Remarks
	X	1810.3.2.8	Justification of higher allowable stresses	Revision to language does not appear correct. Language implies use of the allowable stresses in Table 1810.3.2.6 must be justified. This language needs to be confirmed.
	X	1810.3.3.2	Allowable lateral loads, deep foundations	Additional language requiring consideration of group effects.
	X	1810.3.9.2	Required reinforcement, cast-in-place deep foundation elements	Adds verbiage pointing to ACI 318, Chapter 20 for reinforcement where required.
Chapter 19 - Concrete				
X		1901.2.1	Structural concrete with GFRP reinforcement	New section, but only applicable in SDC A which will not occur in CA.
	X	1905	Seismic Requirements	Formerly entitled, "Modifications to ACI 318", this new section continues to modify ACI 318. Extensive reformatting and updating of this section.
	X	1907	Slabs-on-Ground	Sections 1907.1 and 1907.2 added to distinguish between structural slabs-on-ground and nonstructural slabs-on-ground.
Chapter 20 – Aluminum				
<i>No significant changes</i>				
Chapter 21 - Masonry				
<i>No significant changes</i>				

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Chapter 22 - Steel				
<i>Structural steel chapter reformatted, but not significantly changed from the 2022 CBC except as follows:</i>				
X		2203	Structural stainless steel	New section pointing to AISC 370 for stainless steel structural design
	X	2204	Cold-formed steel seismic design	Sections 2204.2.1 and 2204.2.1 added to clarify use of AISI S400 for cold-formed steel seismic design.
X		2205	Cold-formed stainless steel	New section pointing to ASCE 8.
X		2206.3	Cutting and notching, cold-formed steel light-frame construction	New section for cutting and notching of cold-formed framing in light-frame construction.
X		2208	Steel Deck	New section, relocated.
X		2210	Metal Building Systems	New section for metal buildings.
X		2211	Industrial boltless steel shelving	New section, pointing to ANSI/MH 28.2 for this type of shelving
X		2212	Industrial steel work platforms	New section, pointing to ANSI/MH 28.3 for these platforms
X		2213	Stairs, ladders and guarding for steel storage racks and industrial steel work platforms	New section, pointing to ANSI/MH 32.1 for these elements.
Chapter 23 - Wood				
X		2303.2.1	Alternate fire testing, fire-retardant treated wood	New section for alternate fire test (ASTM E2768).
	X	2303.2.6	Design values, fire-retardant treated wood	This section has been relabeled from “adjustment factors”, and edited. New subsection added for fire-retardant treated LVL framing.

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New	Change	Code Section	Code Topic	Revision and Remarks
X		2305.1.2	Permanent Load Duration	New section used to determine shear wall and diaphragm capacities when such elements are resisting a permanent load (e.g. – retained earth loads at daylight basements). The capacities of these elements is 20% (ASD) of the wind/seismic capacity given in SDPWS.
	X	2306.1.3	Preservative-treated wood allowable stresses	The load duration factor (Cd) for preservative-treated wood is capped at 1.6
X		2306.1.4	Fire-retardant treated wood allowable stresses	Similarly, the load duration factor (Cd) for fire-retardant treated wood is capped at 1.6
X		2308.2.7	Hillside light-frame construction	New section
X		2308.3	Portions or elements exceeding limitations of conventional light-frame construction	Relocated from 2308.1.1
X		2308.4	Structural elements or systems not described herein	Added section clarifying that design of these systems will be required.
X		2308.5	Connectors and fasteners	New section
X		2308.6	Cutting, notching and boring of dimensional wood framing	New section consolidating cutting, notching and boring limitations
	X	Table 2308.11.4	Required Rating of Approved Uplift Connectors	Simplification and update of previous Table 2308.7.5.
Chapter 24 – Glass and Glazing				
	X	2405.3	Screening, sloped glazing and skylights	Format of broken glass retention screening section has been revised extensively. Requirements appear to be the same, but the formatting has changed.
	X	2406.4.3	Glazing in windows, hazardous locations	Exception 3 revised from 25 feet or more to 8 feet or more

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	X	2407.1.1	Load, glass in handrails and guards	Stress limits on the glazing is now specified.
Chapter 25 - Gypsum Panel Products and Plaster				
	X	General	The term “Gypsum Board” has been replaced with “Gypsum Panel Products.”	
	X	2510.6	Water-resistive barriers	“Where installed over wood-base sheathing” has been removed from installation requirements for water resistive barriers. New exception added that compliance with 2510.6 is not required “to construction where accumulation, condensation or freezing of moisture will not damage the materials.
	X	2510.6.1	Dry climates	“Drainage space” has been revised to “drainage space or means of drainage complying with Section 1025.6.2. Flashing installed in accordance with Section 1404.4 and intended to drain to the water-resistive barrier shall be directed to the exterior side of the water-resistive barrier.
Chapter 26 - Plastic				
X		2603.1.2	Insulating sheathing	New section specifying standards for foam plastic insulating sheathing.
X		2603.4.1.15	Separate controlled climate structures	New section allowing foam plastic not exceeding 4” in nonsprinklered, Group U buildings.

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Chapter 30 - Elevators and Conveying Systems				
	X	3001.2	Elevator emergency communication system	Change in wording and format but the essential operational requirements unchanged.
X		3001.6	Structural design	Clarifies that elevators, escalators and other conveying equipment shall comply with the applicable design requirements in Chapter 16, including wind, flood and seismic loads.
	X	3002.3	Emergency signs	"In case of fire..." signs are now required at elevators that are part of an accessible means of egress.
	X	3006.2	Elevator hoistway door protection required	Hoistway door protection is still required in 3-story buildings (with exceptions). Elevator hoistway door protection in 2-story buildings is required in any state institution or other state owned or occupied buildings regulated by the Office of the State Fire Marshal. Formerly it was required in occupancies regulated by the state fire marshal. Elevator hoistway door protection is now required where the hoistway door is located in a corridor wall that is required to be fire-resistance-rated protection
	X	3006.3.5	Elevator hoistway door protection	An additional method has been added to approved hoistway door protection: A smoke protective curtain assembly for hoistways shall be provided at each elevator hoistway door opening.
X		3007.6 Exception	Fire service access elevator lobby	A fire service access elevator lobby is not required to be provided at an occupiable roof.
		3009	Private residence elevators	New section added providing requirements for private residence elevators.

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Chapter 31 – Special Construction				
	X	3103.1	Temporary Structures, General	Two exceptions added: Public-occupancy temporary structures are permitted to stay in service for 180 days or more, but no more than one year; and, Public-occupancy temporary structures located within an existing building are exempt from the structural requirements of 3103.6.
X		3103.1.1	Extended period of service time	Outlines conditions by which public-occupancy temporary structures can remain in service for 180 days or more but not more than one year.
X		3103.1.2.1	Water-filled vessels	SFM amendment: Water-filled vessels not permitted to anchor a tent or membrane structure unless approved and in conformance with m'fr installation instructions.
X		3103.5	Bleachers	New section pointing to ICC 300 for bleachers that are not building elements.
X		3103.6	Structural Requirements	New section providing detailed structural requirements for temporary structures.
X		3103.7	Serviceability	New section.
X		3103.8	Controlled occupancy procedures	New section outlining methods to implement controlled occupancy procedures in public-occupancy temporary structures that are used floor to tsunami regions, or are designed with reduced wind , flood, or ice loads.

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	X	3109.2	CA Swimming pool safety act	Numerous revisions: - Removed “Approved safety pool cover” and “exit alarms from definitions - The seven possible drowning safety prevention features -from which two must be chosen- have been updated. - Three possible safety feature combinations are not permitted.
	X	-	Public use restroom buildings in flood hazard areas	Previous Section 3114 is removed
	X	3114.8.1.2	Intermodal Shipping Containers, Stacking	New section requires stacked units to be designed per 3114.8.4.
	X	3114.8.4.2	Seismic design parameters	Item 1 changes the seismic force resisting system from <u>light-frame bearing-wall system</u> to <u>steel system not specifically detailed for seismic resistance</u> .
Chapter 32 - Encroachments into the Public Way				
No Changes				
Chapter 33 - Safeguards During Construction				
X		3302	Owner's Responsibility for Fire Protection	New section outlining responsibilities of owner to develop, implement and maintain a Site Safety Plan. This shall be submitted and approved before a building permit is issued.

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Chapter 35 – Referenced Standards				
<i>Referenced standards have been updated throughout.</i>				
Appendix I – Patio Covers				
<i>No changes</i>				
Appendix J – Grading				
<i>No significant changes</i>				
Appendix K – R3 and R3.1 Protected by Central Valley Flood Protection Plan				
<i>No changes</i>				
Appendix P – Sleeping Lofts				
X		Appendix P	New appendix chapter	Appendix P is a new Chapter adopted by HCD-1 and HCD-2
		P101.1	Permits sleeping lofts in R occupancies. Sleeping lofts shall be considered a portion of the story below but shall not contribute to the number of stories or building area.	
		P101.3	Ceiling height 7-feet below, 3-feet above (lofts with sloping ceilings shall not count any area with less than 3-foot of head height).	
		P101.4	Total area of sleeping lofts and mezzanines shall comply with CBC 5005.2.1. EXCEPTION: Sleeping lofts may be up to 2/3 the area of the room in which it is located provided it has no other mezzanines or sleeping lofts.	
		P103.1	Sleeping lofts shall have a means of exit complying with Chapter 10 or Section P103.3 through P103.6	
		P103.3	Section describes requirements for stairways	
		P103.4	Section describes requirements for alternating	

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			tread devices.	
		P103.5	Section describes requirements for ships ladders.	
		P103.6	Section describes requirements for ladders	
		P104.1	Section describes requirements for guards.	
		P105.1	Section describes requirements for smoke alarms.	
Appendix Q – Emergency Housing				
<i>No changes.</i>				

