

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS**

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INFORMATION BULLETIN 2025-03 (SHL, FBH, CM, SPCM, MP, SOP)

TO: City and County Building Officials
Housing Code Officials
Fire Service Officials
Professional Associations
Factory-built Housing Manufacturers
Commercial Modular Manufacturers
Special Purpose Commercial Modular Manufacturers
HCD-approved Third-party Agencies
Interested Parties

FROM: Kyle Krause, Deputy Director
Division of Codes and Standards

SUBJECT: **2025 California Building Standards Code,
Effective January 1, 2026**

This Information Bulletin (IB) is issued pursuant to California [Health and Safety Code \(HSC\), section 17913](#), to provide notice to local enforcing agencies and third-party agencies, as well as interested parties, of a code adoption or change. Other announcements and clarifications are also provided in this IB regarding the applicability of these changes to factory-built housing, commercial modulars, special purpose commercial modulars, and specified structures in mobilehome parks and special occupancy parks.

Effective Date and Application of the 2025 California Building Standards Code

The 2025 California Building Standards Code (CBSC), California Code of Regulations (CCR), title 24, will become effective on January 1, 2026, as a result of the 2024 Triennial Code Adoption Cycle. The California Department of Housing and Community Development's (HCD's) updates to these building standards apply to the design and construction of residential occupancies¹ and their accessory structures, factory-built

¹ Hotels, motels, lodging houses, apartment houses, dormitories, condominiums, and dwellings.

housing², commercial modulars³, special purpose commercial modulars⁴, and permanent buildings, accessory buildings, and structures constructed in mobilehome parks and special occupancy parks.

The 2025 CBSC applies to all buildings and structures with a permit application date on or after January 1, 2026. Generally, the permit application date is established by the local government. Interested parties should contact the applicable building department or enforcing agency to determine how the permit application date is established in a specific jurisdiction.

Factory-built Housing, Commercial Modulars, and Special Purpose Commercial Modulars

This IB provides that all new plans, designs, and quality control manuals, including new units, projects, or developments commencing production after January 1, 2026, submitted to HCD or to HCD-approved design approval agencies on and after January 1, 2026, shall be written, designed, and/or constructed in accordance with the 2025 CBSC and the applicable HCD regulations.

Note that section 3048 of CCR, title 25 and sections 1.1.9 of the 2025 California Building Code and California Residential Code provide clarification that once approved, factory-built housing plans remain valid for a period of 36 months from the date of plan approval. Additionally, special purpose commercial modular and commercial modular design approvals remain valid for 15 months as specified in CCR, title 25, section 4024.

² “Factory–built housing” means a residential building, dwelling unit, or an individual dwelling room...that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite... Factory-built housing does not include a manufactured home or mobilehome (HSC, section 19971).

³ “Commercial modular” means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit (HSC section 18001.8).

⁴ “Special purpose commercial modular” means a vehicle with or without motive power, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is not required to be moved under permit (HSC, section 18012.5). The design and construction standards apply to CCR, title 24, in specific areas only as referenced in CCR, title 25, division 1, chapter 3, article 3.5.

The 2025 CBSC consists of the following parts and corresponding approval dates:

2025 California Building Standards Code	Approved by the California Building Standards Commission⁵
Part 1, California Administrative Code	December 17–19, 2024
Part 2, California Building Code	February 26-28, 2025
Part 2.5, California Residential Code	February 26-28, 2025
Part 3, California Electrical Code	December 17–19, 2024
Part 4, California Mechanical Code	December 17–19, 2024
Part 5, California Plumbing Code	December 17–19, 2024
Part 6, California Energy Code	December 17–19, 2024
Part 7, California Wildland-Urban Interface Code	February 26-28, 2025
Part 9, California Fire Code	February 26-28, 2025
Part 10, California Existing Building Code	February 26-28, 2025
Part 11, California Green Building Standards Code	December 17–19, 2024
Chapter 11A, California Building Code	February 26-28, 2025

Adopted Codes and Availability

Building departments of each state department and city, county, or city and county, shall have a current copy of the CBSC available for public inspection pursuant to [HSC, section 18942, subdivision \(d\)](#). In addition, each city, county, or both city and county, including charter cities, shall obtain and maintain at least one copy of building standards and other state regulations relating to buildings published in titles 8, 19, 20, 24, and 25 of the CCR. These codes shall be maintained in the office of the building official responsible for the administration and enforcement of state building standards pursuant to [HSC, section 18942, subdivision \(e\)\(1\)](#).

HCD requests that local enforcement agencies share this IB with contractors, design professionals, other housing professionals, environmental health professionals, and fire service officials within their jurisdictions who have code enforcement responsibilities for housing. For more information regarding current California Building Standards Commission (Commission) issued IBs, please visit the [Commission's News website](#); previously published IBs can be found on the [Commission's Information Bulletins Archive](#).

Questions or comments regarding the effective date of the 2025 CBSC should be directed to the Division of Codes and Standards' State Housing Law Program at (800) 952-8356 or by email at HCDBuildingStandards@hcd.ca.gov.

⁵ Multiple approval dates result from multiple agency submittals.