

2025 California Building Standards Code Adoption

City Council Meeting

October 28, 2025 – Item 8.2

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*Planning, Building and
Code Enforcement*



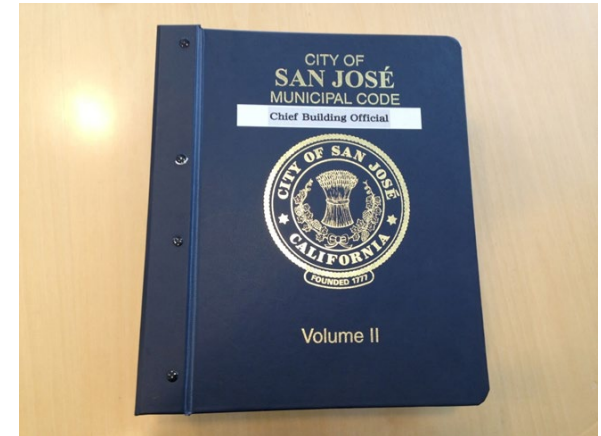
2024 International Building Codes



2025 California Building Codes



City of San José Municipal Code



Title 24 Building Code
Title 17 Fire Code

What Does the Proposed Ordinance Accomplish?

- Adopts the 2025 edition of the California Building and Fire Codes with amendments
- Updates previously adopted local amendments to the 2025 California Codes to match current code language and cross-references
- Updates the San José Municipal Code to eliminate local amendments that have been incorporated into the 2025 California Codes

Title 24 Building Code Amendments

- Repeal:
 - One (1) local amendment to the California Building Code
 - Reach Code Amendments
- Retain:
 - Three (3) amendments to 2025 California Building and Residential Codes
 - Special Testing and Inspections
 - Gypsum board shear walls
 - Braced wall panels
- Additions:
 - No (0) additional amendments to 2025 California Building Codes

Title 17.12 – 2025 California Fire Code Amendments

There are eight proposed amendments. Six of the proposed amendments, based on stakeholder feedback, provide clarification and incorporate existing policies as code amendments. These policies are already being implemented based on code allowances, but cause confusion for developers who don't know where to cross-reference underlying policies. Two proposed amendments regarding alternating tread stairs and outdoor rooftop storage, use, and handling of hazardous materials not related to existing policies:

Construction Permit for 2-way communications (rescue assistance).

Cooking operation requirements within a membrane structure.

Removal of alternating tread for stairways as an exception

Remove Outdoor rooftop storage, use, and handling of hazardous materials.

Location of Class I standpipe hose connections.

Large-Scale Fire Testing for Energy Storage Systems

Wildland-Urban Interface Code requirements to include all

Hazard Severity Zones in Local Responsibility Areas, in alignment with State Responsibility Areas.

Appendix D: apparatus turning radii and gate width requirements.

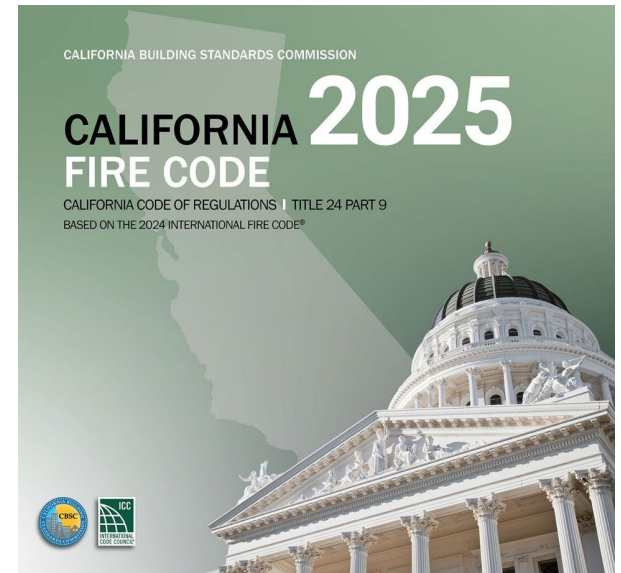


Retain: 83 amendments

Title 17.12 CFC Amendments (Continued)

Repeal: Three (3) local amendments to the California Fire Code (CFC)

- Remove the Failure to Comply with Stop Works Order, Means of Appeals, and Spill Control for hazardous materials liquids Sections, revert to the model code.
- Remove Process and Extraction Facilities amendment, revert to model code.
- Remove Section 6004.4 and incorporate it into Section 6004.2 for highly toxic, toxic, and moderately toxic compressed gases.



Title 17.12 CFC Amendments (Continued)

Modification: 48 Amendment modifications for minor clarity corrections and long-term policy codification.

- Include language from current policies into the code regarding fire apparatus access roads, firefighter access, fire sprinkler system supply valves, fire sprinklers in one- and two-family dwellings when 50% or more of the dwelling is demolished, and termination of Signaling Line-Circuits.
- Include Operational Permit for Lithium Batteries.
- Remove Operational Permit for Battery Storage System and Lithium Battery Storage System
- Include definitions for Installation-Level Testing and Large-Scale Fire Test.
- Update NFPA 13 “Shell” fire sprinkler requirements for leased spaces.
- Update NFPA 72 backbone cabling requirements for high-rise buildings.
- Appendix L: Firefighter Air Replenishment System requirements to better align with model codes.

Additional Ordinance Amendments

Title 17.68- Hazardous Materials Storage Ordinance

Modification: One (1) modification:

- Rename Ordinance to the original name of Hazardous Materials Storage Ordinance.

Retain: 71 amendments

Title 17.82- Fire Safety During Construction

Retain: 17 amendments



Next Steps

- Training Sessions provided early 2026
 - Significant changes between 2022 and 2025 California Codes
 - Offered to design professionals, developers and contractors

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