



63rd Annual Business Meeting

2025 HCD Updates

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CALIFORNIA DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT

TOPICS

- 2024 Triennial Code Adoption Cycle - Notable Amendments to the 2025 Codes
- Chaptered Legislation
- Manufactured Housing and Factory-built Housing
- Q&A

PART 2, 2025 CALIFORNIA BUILDING CODE

- **Chapter 12 Interior Environment**

Repealed California amendment in section 1202.3, subsection 4.1, regarding vapor retarder for consistency between the CBC and CRC.

- **Appendix P, Sleeping Lofts**

Adopted new Appendix P for sleeping lofts but amended smoke alarms compliance reference from “UL 217” to “Section 907.2.11”, as the applicable code.

- **Appendix Q, Emergency Housing**

Adopted Appendix Q, formerly Appendix P in the 2022 CBC.

PART 2, 2025 CBC, CHAPTER 11A

- Amended sections 1101A.1 and 1102A.1 to clarify that newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11B only; removed reference to Chapter 11A in these sections.
- Editorial amendments to align chapter 11A with the Federal Fair Housing Act (FHA).

PART 2.5, 2025 CALIFORNIA RESIDENTIAL CODE

Chapter 3 Building Planning

- Aligned existing California language in section R320.1 with new IRC section R322.1, regarding dwelling unit accessibility requirements.
- Align existing California language in section R320.2 with new IRC section R322.2, regarding live/work units.

Appendix CJ, Emergency Housing

Adopted Appendix CJ from the 2022 CRC into the 2025 CRC; (prior Code used AZ).

PART 10, 2025 CALIFORNIA EXISTING BUILDING CODE

Adopt chapters 6-11 from the 2021 IEBC into the CEBC, as modified by the SFM, for classifications of work, level 1, 2, and 3 alterations, changes of occupancy, and additions.

PART 11, 2025 CALGreen

Chapter 2 Definitions, Section 202.

- Adopted definitions of Short-Term Bicycle Parking and Long-Term Bicycle Parking.

Chapter 4 Residential Mandatory Measures, Section 4.106.4.2.2 Multifamily dwellings, hotels and motels.

- Separated the EV ready parking space with receptacle requirements for multifamily dwellings and hotels and motels.
- At least one low power Level 2 EV charging receptacle shall be provided at a rate of equal to or greater than the number of dwelling units. Clarified the required number of low power Level 2 EV charging receptacles at assigned and unassigned parking spaces when the total number of dwelling units exceeds the number of assigned parking spaces.

PART 11, 2025 CALGreen

Chapter 4 Residential Mandatory Measures, Section 4.106.4.2.2 Multifamily dwellings, hotels and motels.

- Clarified that EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible.
- Clarified that all unassigned and common use parking spaces not already provided with low power Level 2 EV shall be provided with Level 2 EV chargers at a rate of twenty-five (25) percent of those spaces, which is an increase from the current ten (10) percent.
- Required two EV charger connector types, J1772 or J13400.

Chapter 4 Residential Mandatory Measures, Section 4.106.4.2.6 Hotels and motels.

- New section - Increased the number of Level 2 EV chargers at hotel and motel parking spaces from 10 percent to 25 percent.

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Chapter 4 Residential Mandatory Measures, Section 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.

- Assembly Bill 1738 (Chapter 687, Statutes of 2022).
- Each added or altered parking space serving multifamily buildings, hotels, or motels, under specific permitted work, must include one low power Level 2 EV charging receptacle or one Level 2 EVSE charger.

Chapter 4 Residential Mandatory Measures, Section 4.106.4.4 Bicycle parking.

- Assembly Bill 2863, (Chapter 809, Statutes of 2022) (AB 2863).
- Relocate existing voluntary requirements from section A4.106.9.1 into mandatory section 4.106.4.4.1 and provide amendments to clarify the number of short-term bicycle parking required (i.e., one parking space for every 10,000 square feet but not less than 2) and the type of bicycle parking anchoring and enclosures for multifamily buildings, hotels, and motels, respectively.

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Appendix A4 Residential Voluntary Measures, Section A4.106.8.2 New multifamily dwellings, hotels and motels.

- Increased voluntary Tier 1 hotels and motels percentage requirements of low power Level 2 EV charging receptacles from 50% to 60% and Level 2 EV chargers from 15% to 40% which will amount to 100% of parking spaces provided with access to EV charging.

LEGISLATION

- AB 209 (Sec. 31) - Maximum Safe Indoor Air Temperature. Submitted policy recommendations to the Legislature on the maximum safe indoor air temperature in residential buildings.
- AB 529: Adaptive Reuse Projects. (Chapter 743, Statutes of 2023) – Met with stakeholders, release a request for information, and HCD is developing a draft report to identify challenges to, and opportunities that help support, the creation and promotion of adaptive reuse residential projects statewide while not reducing minimum health and safety. The draft report is scheduled to be release for stakeholder input in the coming months.
- SB 745: The Drought-Resistant Buildings Act. (Chapter 884, Statutes of 2023) – Securing a contractor to support and coordinate with other state agencies; the bill required HCD consider building standards to reduce potable water use in new residential buildings

MANUFACTURED HOUSING AND FACTORY-BUILT HOUSING TECHNICAL SUPPORT

Factory-built Housing

- Pre-Construction Meetings with Manufacturer, Design Approval Agency, AHJ.
- Speaking engagements to building officials on FBH processes.
- Technical assistance on questions related to approved plans, inspections and insignia of approval.

Manufactured Housing

- Guidance on standards and permitting authority including, local role, solar, fire-sprinklers, installation, and alteration.

Contact: ContactMH-FBH@hcd.ca.gov or (800)952-8356

Questions?

If you have any additional questions,
please contact the HCD Team at
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