

2025 CALIFORNIA BUILDING CODE UPDATE – EFFECTIVE JANUARY 1, 2026

NOTICE TO PROPERTY OWNERS, BUILDERS, CONTRACTORS AND GENERAL PUBLIC:

The City of Visalia Building Safety Division would like to inform you of the upcoming adoption of the 2025 California Building Standards Code (Cal. Code Regs., Title 24), that will become effective on **January 1, 2026**. This update will introduce new requirements that will impact the design, construction, and renovation of buildings within the City. All applicants are encouraged to familiarize themselves with these updates to ensure compliance with the latest regulations.

- Permit applications submitted on or after January 1, 2026, must comply with the 2025 code. If you are planning any construction, remodeling, or renovation projects, please be sure to review the new code with your architect, contractor, or design professional.
- Permit applications submitted prior to January 1, 2026, will remain subject to 2022 code until their expiration date. Permits that expire cannot be renewed and must submit new permit applications and plans that have been updated to comply with the 2025 code.
- Per AB 130, additional provisions apply to residential master plans. Please see the section “Notice to all Builders Regarding Master Plan Permitting”.

For a detailed breakdown of these upcoming changes, please review the full 2025 code overview on the California Building Standards Commission (CBSC) website at <https://www.dgs.ca.gov/BSC> .

AB 130 Impact and Code Freeze:

On June 30, 2025, Assembly Bill 130 (AB 130) was signed into law, imposing a temporary freeze on new residential building standards from October 1, 2025, to June 1, 2031. This freeze applies to the adoption of new State and local residential codes unless specific exemptions are met. Despite this freeze, the 2025 California Building Standards Code will still be in effect starting January 1, 2026, as it was adopted prior to AB 130’s enactment. This means that the updates in the 2025 Code are not affected by the freeze and will apply statewide for all new construction projects initiated in 2026 and beyond.

Additionally, non-residential projects (e.g., commercial, industrial, mixed use) are not impacted by AB 130 and there will be no freeze on non-applicable Codes.



NOTICE TO ALL BUILDERS REGARDING MASTER PLAN PERMITTING:

In accordance with the provisions of AB 130 and effective immediately, the City of Visalia will allow approved master plans to remain valid and available for use for a period of ten (10) years from the original approval date, provided the plans remain consistent with state law, applicable building codes, and any local amendments in effect at the time of original approval.

Per AB 130, substantial changes to the Master Plans will require the plans to be updated to the code in effect at the time the substantial changes are submitted to the City. Specific review by the City will be necessary for determination on whether changes to the approved plans are deemed to be substantial, however the City generally defines substantial changes to involve the following:

- Increasing or reducing the square footage of the structure
- Significant changes that require new energy calculations
- Structural component modifications to the building

If you have any questions regarding the City's implementation of the 2025 code adoption and/or provisions of CA Assembly Bill AB 130 please contact the City of Visalia Building Safety Division at (559) 713-4444.

Regards,

Jason Huckleberry
Director of Engineering & Building