

2025 California Residential Code Significant Changes

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Summary

Significant Changes Include:

- Multiple references to the newly created California Wildland-Urban Interface Code (CWUIC).
- Multiple updates to the Definition Chapter (R202), with newly added definitions such as, *sleeping loft* and *substantial improvements*.
- Multiple sections were rearranged, moved and renumbered.



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New	Change	Code Section	Code Topic	Revision and Remarks
Chapter 1 - Administration				
X		R101.2.1	Appendices	New section clarifying that appendices shall not apply unless specifically adopted.
X		R102.7	Wildland-Urban Interface	New section added directing to the new California Wildland-Urban Interface Code (CWUIC) which is applicable to houses built in wildland-urban interface areas.
	X	R103	Code Compliance Agency	Section name change from <i>Department of Building Safety</i>
X		R103.1	Creation of agency	Added language.
X		R104	Duties and Powers of the Building Official	Multiple changes to this section: subsections added, rearranged and renamed; new language added:
X		R105.2	Work exempt from permit	Added language that the CWUIC may still be applicable even if the project is exempt from permits.
	X	R105.3.1	Action on application	Section removed: <i>R105.3.1.1 Determination of Substantially Improved or Substantially Damaged Existing Buildings in Flood Hazard Areas.</i>
	X	R110	Certificate of Occupancy	Section removed: <i>R110.2 Change in Use.</i>
	X	R111	Service Utilities	Added clarifying language.
	X	R112	Means Of Appeals	Section name change from <i>Board of Appeals</i> and clarifying language added.
Chapter 2 - Definitions				
	X	R202	Housing and Community Development	Amended multiple definitions to eliminate references to chapters of the IRC that are not adopted and not printed in the CRC.

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	X	R202	State Fire Marshal	Multiple existing California definitions removed and adopted new model code definitions that contain the same language.
Chapter 3 - Building Planning				
	X	Multiple	Building Planning	Multiple sections and references in Chapter 3 were renumbered to align with significant numbering changes in the model code. Multiple sections regarding Photovoltaic (PV) and Energy Storage Systems removed and adopted new model code sections that contain essentially the same language.
	X	R301.2	Climatic and Geographic Design Criteria	Updates to notes in <i>Figure R301.2(2) - Ultimate Design Wind Speeds</i> . Updates to title and notes in <i>Figure R301.2(3) - Allowable Stress Design Ground Snow Loads, Pg (Asd), for The United States (lb/ft²)</i> . Updated to values and notes in <i>Table R301.2.1(1) - Component And Cladding Loads For A Building With A Mean Roof Height Of 30 Feet Located In Exposure B (Asd) (psf)^{a, b, c, d, e, f, g}</i> . Updates to values in <i>Table R301.2.1(2) - Height And Exposure Adjustment Coefficients For Table R301.2.1(1)</i>
	X	R301.2.1.5	Topographic wind effects	Conditions 3 and 4 removed.
	X	R301.2.2	Seismic Provisions	Added provisions for applicability. <i>Figure R301.2.2.1(4) - Seismic Design Categories - Northern Mariana Islands And American Samoa^a</i> has been renamed to <i>Figure R301.2.2.1(1) - Seismic Design Categories For Default Site Conditions For The Conterminous United States (Western)^a</i> and notes updated. All other Figures in this section have been removed.
	X	R301.2.2.1.1	Alternate determination of seismic design category	All figures in this section have been removed.

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	X	R301.2.2.10	Anchorage of Water Heaters	Section has been renamed to <i>Seismic Restraint Of Appliances And Equipment</i> and has added language.
	X	R301.2.3	Snow loads	Added language on how snow loads shall be determined.
	X	R302	Fire-Resistant Construction	Clarification added for assumed imaginary line between dwellings. Table 301.2.(2) – now includes Accessory Buildings on the Exterior Walls Fire Resistance/Separation Table
	X	R302.3	Two-Family Dwellings	The section has been rearranged, expanded and now includes subsections: • R302.3.1 Dwelling Unit Separation • R302.3.2 Fire-Resistance Rating • R302.3.3 Continuity • R302.3.4 Supporting Construction • R302.3.5 Vertically Stacked Dwelling Units • R302.3.6 Shared Accessory Rooms
X		R302.15	Fire-retardant-treated wood	New section added; relocated from Chapter 8.
	X	R303	Foam Plastic	New sections added: • R303.1.1 Spray-applied foam plastic • R303.1.2 Insulating sheathing
	X	R306.2.1	Flood-Resistant Construction - Elevation requirements	Former section R222. Requirement added for detached accessory structures and garages; other language updated.
	X	R307.2	Storm Shelters - Construction	Former section R323. New section with provisions for storm shelter construction.

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	X	R309	Automatic Sprinkler Systems	Former section R313. “Automatic” word added throughout; all references updated.
X		R310	Smoke Alarms	Former section R314. R310.1.2 Installation: subsection added.
X		R311	Carbon Monoxide Alarms	Former section R315. R311.1.2 Installation: subsection added.
X		R313.1.1	Basements	Former section R305.1.1. Added section: <i>R313.1.2 Habitable attics and basements in existing buildings.</i>
X		R314	Mezzanines	Former section R325. Exception added with sleeping loft provisions.
X		R315	Sleeping Lofts	New section with provisions for sleeping lofts.
X		R325	Light, Ventilation and Heating	Separate new sections for: • R325.1.1 Natural light • R325.1.2 Natural ventilation
	X	R316	Habitable Attics	Former section R326. Clarifying language added to <i>R316.3 Story above grade plane</i> , exception 4.
X		R317.7	Automotive Lifts	New section with provisions for automotive lifts installation.
X		R318.7.5.3	Nosings	Former section R311.7.5.3. Exception added for nosing provisions where the risers are open (nosing projection permitted to exceed 1 ¼”.

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X		R318.7.6	Landings for stairways	Former section R311.7.6. Multiple exceptions added.
X		R318.7.9	Stairways in existing buildings	New section with provisions for stairways in existing buildings.
	X	R318.8.3	Ramps - Handrails required	Removed subsection on handrails height, grip size and continuity on ramps and directed to new Handrail only section R320.
X		R320	Handrails	Former 311.7.8. New section added; relocated from <i>R311 Means of Egress</i> .
	X	R322	Accessibility	Former section R320. R322.3 Care facilities: subsection added specifying that portions of the dwelling used to operate a business providing care shall be accessible in accordance with Chapter 11B of the CBC when allowed to be constructed under the CRC.
X		R323.1.1	Private residence elevators	New section with provisions for private residence elevators.
X		R325	Light, Ventilation and Heating	Former section R303. New sections: natural light and natural ventilation provisions have been separated into individual sections: • R325.1.1 Natural light • R325.1.2 Natural ventilation
	X	R325.1.3	Adjoining rooms	Exception removed and included under the new <i>Natural ventilation</i> section (R325.1.2)
X		R325.9	Passive Solar Energy Collectors	New section added for passive solar energy collectors as the <i>Sunroom Additions</i> section has been removed, language updated and included as exceptions under <i>Natural Light</i> (R325.1.1)

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X		R329.3.1	Solar Energy Systems - Equipment Listings	Language added for building-integrated photovoltaic (BIPV) roof coverings and BIPV roof assemblies to be listed and labeled in accordance with UL 7103.
X		R329.6.4	Roof Access and Pathways - Building-integrated photovoltaic (BIPV) systems	New section with photovoltaic provisions at emergency escape and rescue openings.
X		R330.4	Energy Storage Systems - Locations	Additional provisions for ESS location added.
	X	R337	Materials and construction methods for exterior wildfire exposure	Section R337 removed and replaced with a "Note" directing the code user to the new CWUIC.
Chapter 4 - Foundations				
	X	R401.4	Soil tests	Added language for additional requirements for seismic design category C or greater. New Table R401.4.1(2) Properties Of Soils Classified According To The Unified Soil Classification System.
X		R403	Footings	New Table R403.1.2 Continuous Footing Requirements In Seismic Design Categories D ₀ , D ₁ And D ₂ .
X		R403.5	Footings - Crushed stone footings for cast-in-place concrete foundations	New section with provisions for crushed stone footings for cast-in-place concrete foundations.
Chapter 5 - Floors				
	X	R502.3.3	Floor Cantilevers	Added language to floor cantilevers provisions (relocated from "note g" from Table R502.3.3(1)).
X		R502.11	Floor framing supporting guards	New section with provisions for floor framing supporting a required guard assembly.
		R506.2	Concrete Floors - Post-tensioned slab-on-ground floors.	New section with provisions for post-tensioned slab-on-ground floors placed on expansive or stable soils.

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New	Change	Code Section	Code Topic	Revision and Remarks
	X	R506.3.3	Concrete Floors - Vapor retarder	Former section R506.2.3. Vapor retarder requirement updated from 10-mil to 6-mil minimum.
	X	R507.2.3	Exterior Decks - Fasteners and connectors	Added language to fasteners and connectors provisions (relocated from “ <i>note c</i> ” from Table R507.2.3. Removed “ <i>note d</i> ” on lag screws $\geq \frac{1}{2}$ ” requirement to be predrilled to avoid wood splitting from Table R507.2.3.
	X	R507.2.4	Flashing	Added provisions for self-adhered membranes used as flashing and counterflashing.
	X	507.5	Deck Beams	The following tables have been updated; see layouts, values and notes: TABLE R507.5(1) through TABLE R507.5(4)
	X	R507.5.1	Deck Beam Bearing	Added clarifying language to deck beam bearing provisions.
	X	R507.9.1.3	Ledger to band joist details	Added language for ledger to band joist details. Updated “ <i>note d</i> ” from TABLE R507.9.1.3(1) to include: Lag screws shall be full-body diameter screws.
X		R507.9	Vertical and lateral supports at band joist	Added sections with clarification and expansion of the requirements for water protective barriers: - R507.9.1.5 Ledger flashing - R507.9.1.6 Water-resistive barrier - R507.9.1.7 Existing walls

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Chapter 6 – Wall Construction				
X		R602.3	Design and construction	Added language to “<i>note f</i>” from TABLE R602.3(1) on fastening of roof sheathing. Added language to “<i>note g</i>” from TABLE R602.3(2) on alternative fastening provisions. Added “<i>note d</i>” to TABLE R602.3(3) on fastener spacing.
X		R602.10.3.1	Braced Wall - Wall height for wood framing	New section with provisions for wall height for wood framing.
X		R602.10.6	Construction of Methods ABW, PFH, PFG, CS-PF and BV-WSP	Note added to Figures R602.10.6.2 through R602.10.6.4: <i>Header shall not extend over more than one opening.</i>
Chapter 7 – Wall Covering				
X		R702.7	Vapor Retarders	Exception to vapor retarder requirements added applicable to CZ 4 through 8. Updated notes in TABLE R702.7(2). TABLE R702.7(4) now includes Class I in addition to Class II vapor retarder. Added TABLE R702.7(5) - <i>Continuous insulation on walls without a class I, II or III interior vapor retarder on CZ 4-8.</i>
X		R702.7.2	Vapor retarder installation	New added section with retarder installation provisions.
	X	R703.2	Water-resistive barrier	Updated language throughout. Added exception on where water-resistive barrier shall not be required.
X		R703.3.1	Siding clearance at wall and adjacent surfaces	New added section with cladding clearance from other adjacent surfaces provisions.
	X	R703.7	Exterior Plaster (Stucco)	Exception added to water-resistive barriers.

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	X	R703.8.2.2	Support by ledger or roof construction	Section title updated to include “ledger” New added FIGURE R703.8.2.2(2) - Exterior Masonry Veneer Support By Ledger
X		R703.11	Vinyl siding – Installation	New added sections: • R703.11.1.1 Starter strip • R703.11.1.2 Utility trim
X		R703.14	Polypropylene siding - Installation	New added sections: • R703.14.1.1.1 Starter strip • R703.14.1.1.2 Under windows and top of walls
	X	R703.15	Cladding attachment over foam sheathing to wood framing.	Updates and notes added to TABLE R703.15.1
	X	R704	Exterior Soffits and Fascias	Section renamed from <i>Soffits</i> . Language update throughout to include “ <i>exterior soffit</i> ”
X		R704.4	Fascia	New section with provisions for fascia installation.
X		R705	BIPV Systems For Exterior Wall Coverings And Fenestration	New section with provisions for building-integrated photovoltaic (BIPV) systems used as exterior wall coverings or fenestration.
Chapter 8 –				
No significant changes				
Chapter 9 – Roof Assemblies				
	X	R902.1	Roof assemblies	Section title changed from “ <i>Roof Covering Materials</i> ”. Added clarifying language.

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	X	R905	Requirements for Roof Coverings	Table R905.1.1(2) - Underlayment Application: updated language clarifying requirements. Table R905.1.1(3) - Underlayment Attachment: specific language on self-adhering polymer modified bitumen underlayment added.
X		R905.3	Requirements for Roof Coverings - Wind resistance	New sections with provisions for attachments and installations for different types of roof materials: R905.3.6 Wind resistance of concrete and clay tile R905.8.6 Wind resistance of wood shakes R905.9.4 Wind resistance of built-up roofs R905.10.5 Wind resistance of metal roof panels R905.11.4 Wind resistance of modified bitumen roofing R905.12.4 Wind resistance of single-ply roofing R905.13.4 Wind resistance of sprayed polyurethane foam roofing R905.14.4 Wind resistance of liquid-applied roofing R905.16.7 Wind resistance of BIPV roof panels
	X	R908.3	Roof Replacement	Exceptions language modified for roof replacement requirements.
	X	R908.4	Roof Recover	Exceptions added for when roof recover shall not be permitted. New section added: R908.4.1 Roof recovering over wood shingles or shakes.
X		R909	Roof Coatings	New section with provisions for roof coating.

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Chapter 10 – Chimneys and Fireplaces				
	X	R1001.11	Fireplace clearance	Exception update: clearance reduction from 12” to 8” for combustible trim/sheathing around smaller fireplaces (6SF opening) and 12” clearance remains for fireplaces 6SF and larger.
	X	R1003.18	Chimney clearances	Exception 2 updated: combustible material in contact with a concrete or masonry wall is reduced from 12” to 8” clearance.
X		R1005.9	Factory-built chimney offsets	New section with provisions for factory-built chimney offsets.
Chapter 44 - Referenced Standards				
	X		State Fire Marshal	Updated editions of various referenced standards promulgated by NFPA.
Appendix AA - Board of Appeals				
Previously published as Appendix AV. No changes proposed.				
Appendix AB - Permit Fees				
Previously published as Appendix AL. No changes proposed.				
Appendix BB - Tiny Homes				
Previously published as Appendix AQ. No changes proposed.				
Appendix BE - Radon Control Methods				
Previously published as Appendix AF				
Appendix BF - Patio Covers				
Previously published as Appendix AH				

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			Appendix BG - Sound Transmission	
			Previously published as Appendix AK	
			Appendix BH - Automatic Vehicular Gates	
			Previously published as Appendix AO	
			Appendix BI - Light Straw-Clay Construction	
			Previously published as Appendix AR	
			Appendix BJ - Strawbale Construction	
			Previously published as Appendix AS	
			Appendix BK - Cob Construction (Monolithic Adobe)	
			Previously published as Appendix AU	
			Appendix BL Hemp - Lime (Hempcrete) Construction	
			Newly added appendix	
			Appendix BM 3D - Printed Building Construction	
			Previously published as Appendix AW	
			Appendix BN - Extended Plate Wall Construction	
			Newly added appendix	
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			Previously published as Appendix AJ	

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