



2025 Building Code Update

Building Division

Sept 24, 2025

CODE CYCLE



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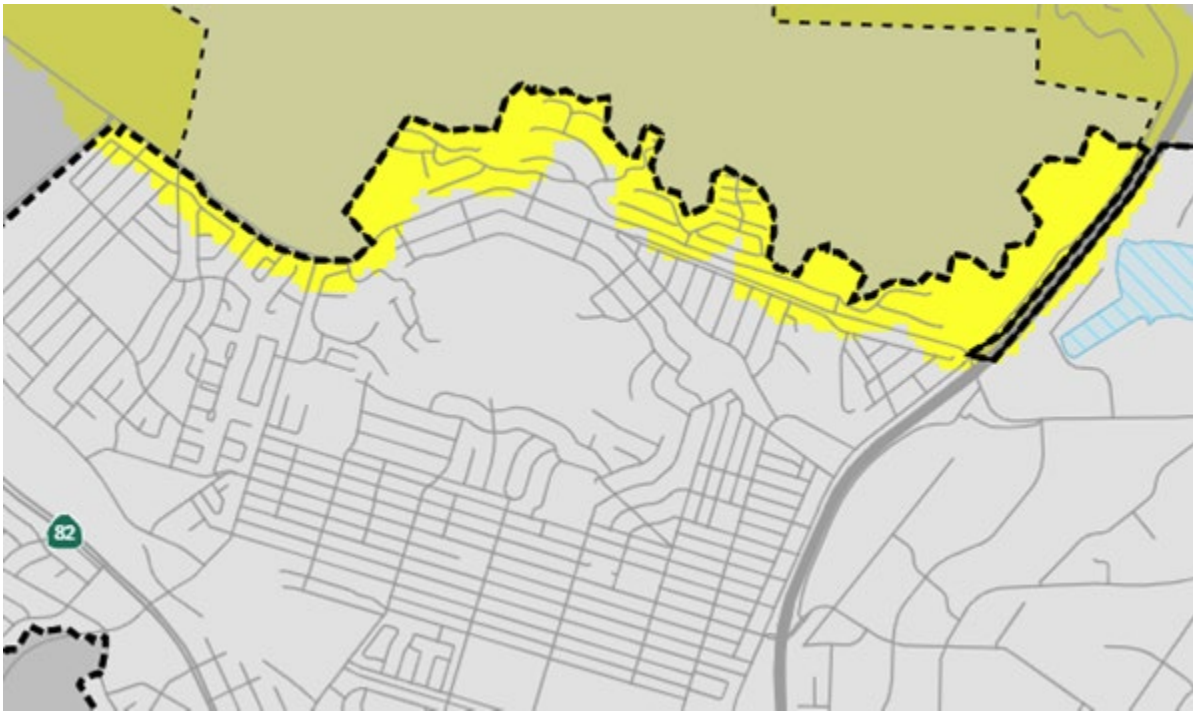
Effective January 1st, 2026

AB 130

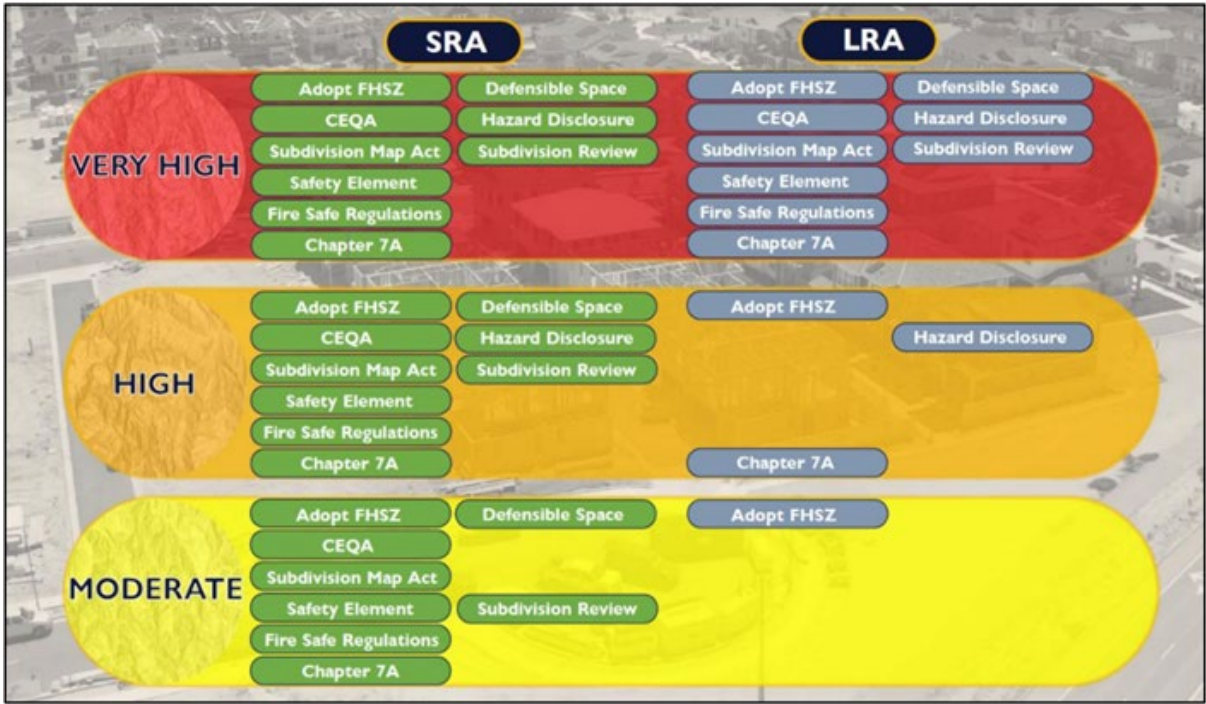


- AB 130 creates a 6-year moratorium on local amendments to building codes that apply to residential units, with certain exceptions:
 - Changes or modifications substantially equivalent to standards that were in effect before Sept 2025
 - Changes needed to align with a general plan approved before June 2025 and meeting other requirements
 - Home hardening
 - Administrative process streamlining
 - Emergency standards required by the state

2025 Fire Maps and SSF



March 2025, SSF adopted FHSZ(Fire Hazard Severity Zone) Moderate for LRA (Local Responsibility Area) with no WUI area.



Graphic provided by California's Office of the State Fire Marshal.

Recommended Action

Repeal the previously adopted Title 24 and adopt by reference the 2025 edition of the California Code of Regulations Title 24 with local amendments including Reach Codes currently in effect.

THANK YOU

Questions



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City of South San Francisco