APPROVED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION

FEBRUARY 26, 2025

# FINAL EXPRESS TERMS FOR PROPOSED BUILDING STANDARDS OF THE DIVISION OF THE STATE ARCHITECT (DSA-SS, DSA-SS/CC) REGARDING THE 2025 CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 10 (DSA-SS 06/24)

The state agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific (Government Code Section 11346.2(a)(1)).

If using assistive technology, please adjust your settings to recognize underline, strikeout, italic, highlight and ellipsis.

## LEGEND for EXPRESS TERMS (Based on model codes - Parts 2, 2.5, 3, 4, 5, 9, 10)

* Model Code language appears upright
* Existing California amendments appear in *italic*
* Amended model code or new California amendments appear *underlined & italic*
* Repealed model code language appears ~~upright and in strikeout~~
* Repealed California amendments appear in *~~italic and strikeout~~*
* Ellipses ( …) indicate existing text remains unchanged
* Text which contains instructions only that are not amendments and will not be printed appears in text with grey highlight*.*

## FINAL EXPRESS TERMS

### ITEM 1 Chapter 1 SCOPE AND ADMINISTRATION, DIVISION I CALIFORNIA ADMINISTRATION, DIVISION II SCOPE AND ADMINISTRATION

DSA proposes to continue adoption of Sections 106.2.5 and 109.3.6 of Chapter 1 of the 2024 IEBC as Chapter 1 of the 2025 CEBC. All existing California amendments that are not revised below shall continue without change.

***DIVISION II*  
SCOPE AND ADMINISTRATION**

**SECTION 101  
SCOPE AND GENERAL REQUIREMENTS**

**…**

***~~101.8.1~~ 101.7 Maintenance. [DSA-SS, DSA-SS/CC]*** *Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner’s designated agent shall be responsible for the maintenance of buildings and structures. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.*

**Notation for [DSA-SS]:**

Authority: Education Code Section 17310, 81142, and Health and Safety Code section 16022

Reference: Education Code sections 17280 through 17317, 81130 through 81147, and Health and Safety Code sections 16000 through 16023

**Notation for [DSA-SS/CC]:**

Authority: Education Code section 81053

Reference: Education Code sections 81052, 81053, and 81130 through 81147

### ITEM 2 Chapter 2 DEFINITIONS

DSA proposes to continue adoption of Section 201 and adopt definition of REPAIR in Chapter 2 of the 2024 IEBC as Chapter 2 of the 2025 CEBC. All existing California amendments shall continue without change.

…

**SECTION 202**

**GENERAL DEFINITIONS**

…

**REPAIR.** The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

…

**Notation for [DSA-SS]:**

Authority: Education Code Section 17310, 81142, and Health and Safety Code section 16022

Reference: Education Code sections 17280 through 17317, 81130 through 81147, and Health and Safety Code sections 16000 through 16023

**Notation for [DSA-SS/CC]:**

Authority: Education Code section 81053

Reference: Education Code sections 81052, 81053, and 81130 through 81147

### ITEM 3 Chapter 3 PROVISIONS FOR ALL COMPLIANCE METHODS

DSA proposes to continue adoption of Sections 304.1, 304.2 and 305.1, and to adopt Section 301.1.1 of Chapter 3 of the 2024 IEBC as Chapter 3 of the 2025 CEBC. All existing California amendments that are not revised below shall continue without change.

…

**301.1.1 Bleachers, grandstands and folding and telescopic seating.** Existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300.

…

***317.3 Applicability.***

***317.3.1 Existing state-owned buildings. [BSC, DSA-SS]*** *For existing state-owned structures****…***

…

*TABLE 317.5  
SEISMIC PERFORMANCE REQUIREMENTS2, 3 BY BUILDING REGULATORY AUTHORITY AND RISK CATEGORY*

|  |  |  |  |
| --- | --- | --- | --- |
| ***BUILDING REGULATORY AUTHORITY*** | ***RISK CATEGORY*** | *PERFORMANCE CRITERIA1*  ***Level 1*** | *PERFORMANCE CRITERIA1*  ***Level 2*** |
| *State-Owned [BSC]* | *I, II, III* | *BSE-R, S-3, N-C* | *BSE-C, S-5, N-D* |
| *State-Owned [BSC]* | *IV* | *BSE-R, S-2, N-B* | *BSE-C, S-4, N-D* |
| *Division of the State Architect - [DSA-SS]* | *I* | *BSE-1N, S-3, N-B* | *BSE-2N, S-5, N-D* |
| *Division of the State Architect - [DSA-SS]* | *II, III* | *BSE-1N, S-2, N-B* | *BSE-2N, S-4, N-D* |
| *Division of the State Architect - [DSA-SS]4* | *IV* | *BSE-1N, S-~~2~~1, N-A* | *BSE-2N, S-~~4~~3, N-D* |
| *Division of the State Architect - [DSA-SS/CC]* | *I, II* | *BSE-1E, S-3, N-C* | *BSE-2N, S-5, N-D* |
| *Division of the State Architect - [DSA-SS/CC]* | *III* | *BSE-1E, S-3, N-B* | *BSE-2N, S-5, N-D* |
| *Division of the State Architect - [DSA-SS/CC]* | *IV* | *BSE-1E, S-~~2~~1, N-B* | *BSE-2N, S-~~4~~3, N-D* |

1. *ASCE 41 provides acceptance criteria (e.g., m-factor, rotation) for Immediate Occupancy (S1), Life Safety (S3) and Collapse Prevention (S5), and specifies in ~~Sections 2.3.1.2.1 and 2.3.1.4.1~~ Table 2-1 the method to interpolate values for S-2 and S-4~~, respectively~~. ~~For nonstructural components, N-A corresponds to the Operational level, N-B to the Position Retention, N-C to the Life Safety level, N-D to the Hazards Reduced, and N-E to the Not Considered.~~ When evaluating for the Hazards Reduced Nonstructural Performance Level, the requirements need not be greater than what would be required by ASCE 7 nonstructural provisions for new construction.*
2. *Buildings evaluated and retrofitted to meet…*
3. *Buildings complying with the requirements of…*
4. *State-owned and state-leased essential services buildings are subject to the regulatory authority of DSA-SS per Section 1.9.2.1.*

…

***318.1*** *In addition to the definitions given in Section 202, for the purposes of Sections 317 through 323, certain terms are defined as follows:*

***[DSA-SS & DSA-SS/CC]*** *For the purposes of Section 317 through 323, definitions of terms given in Section 4-207 or 4-314 of the California Administrative Code govern over those in Section 202.*

***~~REPAIR~~*** *~~as used in this chapter means the design and construction work undertaken to restore or enhance the structural and nonstructural load-resisting system participating in the lateral response and stability of a structure that has experienced damage from earthquakes or other destructive events.~~*

…

***319.1 Basis for evaluation and design.*** *This section determines* *what technical approach is to be used for the seismic evaluation and design for existing buildings. For those buildings…*

***Exceptions:***

1. (Reserved for BSC)
2. ***[DSA-SS & DSA-SS/CC]*** *For the conversion of nonconforming buildings to conforming school buildings in ac-cordance with Section 4-307 of the California Administrative Code, nonconforming buildings constructed to the requirements of California Building Code, ~~2016~~2019 or later edition, that code as it was adopted by the governing jurisdiction is permitted to be used in place of those specified in Section 319.1 provided the building complies with Seismic Design Category D or higher.*

…

***319.2 Existing conditions.*** *The existing condition and properties of the entire structure must be determined and documented by thorough inspection of the structure and site, review of all available related construction documents, review of geotechnical and engineering geologic reports, and performance of necessary testing and investigation.*

*…*

*Data collection in accordance with ASCE 41 ~~Section 6.2~~ shall meet the following minimum levels:*

1. (Reserved for BSC)
2. ***[DSA-SS, DSA-SS/CC]*** *For public schools and community college buildings constructed in conformance with the Field Act, visual condition assessment and usual material testing is required ~~the “Usual” level as defined in~~ unless a more extensive level is required by ASCE 41, Section 6.2~~.2~~.*
3. ***[DSA-SS, DSA-SS/CC]*** *For public schools and community college buildings not constructed in conformance with the Field Act, comprehensive condition assessment and material testing is required ~~the “Comprehensive” level as defined in~~ unless a more extensive level is required by ASCE 41, Section 6.2~~.3~~.*

…

***319.5 Configuration requirements.*** *Each structure shall be designated structurally regular or irregular ~~in accordance with the requirements of ASCE 41, Sections 7.3.1.1.1 to 7.3.1.1.4~~.* (Relocated from Section 319.7.2) *If the evaluation and retrofit is in accordance with Table 317.5 Footnote 2 or 3, the building shall be classified by application of ASCE 7, Section 12.3.2. If the evaluation and retrofit is in accordance with ASCE 41, the building shall be classified as irregular when an irregularity defined in ASCE 41, Sections 7.3.1.1.1 through 7.3.1.1.4 exists.*

…

***319.7 Prescriptive selection of the design method.*** *The requirements of Method A per ~~(~~Section 320~~)~~ or the specific procedures for applicable building types given in Section 319.1.1 are permitted to be used except ~~under the following conditions, where the requirements of Method B (Section 321) must be used~~ if the building has one or more characteristics described in Sections 319.7.1 through 319.7.7, in which case Method B shall be used.*

***319.7.1*** *~~When the b~~Building ~~contains~~ with prestressed or post-tensioned structural components (beams, columns, walls or slabs) or ~~contains~~ precast structural components (beams, columns, walls or flooring systems).*

***319.7.2*** *~~When the b~~Building ~~is~~ classified as irregular ~~in vertical or horizontal plan~~ per Section 319.5.* (Relocated to Section 319.5) *~~If the evaluation and retrofit is in accordance with Table 317.5 Footnote 2 or 3, the building shall be classified by application of ASCE 7, Sec-tion 12.3.2. If the evaluation and retrofit is in accordance with ASCE 41, the building shall be classified as irregular when an irregularity defined in ASCE 41, Sections 7.3.1.1.1 to 7.3.1.1.4 exists.~~*

***Exceptions:*** *~~Section 319.7.2 does not apply in the following conditions:~~*

1. *The retrofit design removes the configurational attributes that caused the building to be classified as irregular.*
2. *The irregularity is demonstrated not to affect the seismic performance of the building.*

***319.7.3*** *~~For any b~~Building ~~that is~~ assigned to Risk Category IV per Section 319.4.*

***319.7.4*** *~~For any b~~Building ~~using~~ with an undefined or hybrid structural system~~s~~.*

***319.7.5*** *~~When~~ Building with a seismic isolation or energy dissipation system~~s are used in the retrofit or repair~~, either as part of the existing structure or as part of the ~~modifications~~ retrofit.*

***319.7.6*** *~~When the~~ Building height ~~of the structure exceeds~~ greater than 240 feet (73 ~~152~~ m~~m~~).*

***319.7.7*** *~~When~~ Building evaluated per ASCE 41 ~~is the evaluation standard~~ and its application requires the use of a nonlinear analysis procedure~~s~~.*

…

**Notation for [DSA-SS]:**

Authority: Education Code Section 17310, 81142, and Health and Safety Code section 16022

Reference: Education Code sections 17280 through 17317, 81130 through 81147, and Health and Safety Code sections 16000 through 16023

**Notation for [DSA-SS/CC]:**

Authority: Education Code section 81053

Reference: Education Code sections 81052, 81053, and 81130 through 81147

### ITEM 4 Chapter 4 REPAIRS

Same as the previous Code Adoption Cycle, Chapter 4 of the 2024 IEBC is not adopted by DSA.

**Notation for [DSA-SS]:**

Authority: Education Code section 17310, 81142, and Health and Safety Code section 16022

Reference(s): Education Code sections 17280 through 17317, 81130 through 81147, and Health and Safety Code sections16000 through 16023

**Notation for [DSA-SS/CC]:**

Authority: Education Code section 81053

Reference(s): Education Code sections 81052, 81053, and 81130 through 81147

### ITEM 5 Chapter 5 PRESCRIPTIVE COMPLIANCE METHOD

DSA proposes to continue adoption of Section 503.3 of Chapter 5 of the 2024 IEBC as Chapter 5 of the 2024 CEBC, same as the previous Code Adoption Cycle. All existing California amendments shall continue without change.

**Notation for [DSA-SS]:**

Authority: Education Code Section 17310 and 81142, and Health and Safety Code Section 16022

Reference(s): Education Code Sections 17280 through 17317, and 81130 through 81147, and Health and Safety Code Sections16000 through 16023

**Notation for [DSA-SS/CC]:**

Authority: Education Code section 81053

Reference(s): Education Code sections 81052, 81053, and 81130 through 81147

### ITEM 6 Chapter 6 CLASSIFICATION OF WORK Chapter 7 ALTERATIONS – LEVEL 1 Chapter 8 ALTERATIONS – LEVEL 2 Chapter 9 ALTERATIONS – LEVEL 3 Chapter 10 CHANGE OF OCCUPANCY Chapter 11 ADDITIONS Chapter 12 HISTORIC BUILDINGS Chapter 13 PERFORMANCE COMPLIANCE METHODS Chapter 14 RELOCATED OR MOVED BUILDINGS Chapter 15 CONSTRUCTION SAFEGUARDS

Same as the previous Code Adoption Cycle, Chapters 6 through 15 of the 2024 IEBC are not adopted by DSA.

**Notation for [DSA-SS]:**

Authority: Education Code section 17310, 81142, and Health and Safety Code section 16022

Reference(s): Education Code sections 17280 through 17317, 81130 through 81147, and Health and Safety Code sections16000 through 16023

**Notation for [DSA-SS/CC]:**

Authority: Education Code section 81053

Reference(s): Education Code sections 81052, 81053, and 81130 through 81147

### ITEM 7 Chapter 16 REFERENCE STANDARDS

Adopt Chapter 16 of the 2024 IEBC as Chapter 16 of the 2025 CEBC as amended below. All existing California amendments shall continue without change.

…

**ASCE/SEI**

**…**

**7—2022** (formerly 7—2016)**: Minimum Design Loads and Associated Criteria for Buildings and Other Structures** ***[DSA-SS, DSA-SS/CC] ~~and Supplement 3~~ with Supplement 1***

304.2, 304.3.1, 503.4, 503.12, 503.13, 706.3.2, 805.3, 805.4

**…**

**41—~~2017~~ *2023 [DSA-SS, DSA-SS/CC]*: Seismic Evaluation and Retrofit of Existing Buildings**

~~304.3.1, Table 304.3.1, 304.3.2, Table 304.3.2,~~ *317.5, Table 317.5, 317.8, 319.1, 319.2, 319.5, 319.7.7, 319.8, 319.9, 319.12, 320.1, 321.2.2,* ~~503.5, 503.11, 506.5.3, 906.2, 906.3, 1006.3~~

…

**Notation for [DSA-SS]:**

Authority: Education Code Section 17310, 81142, and Health and Safety Code section 16022

Reference: Education Code sections 17280 through 17317, 81130 through 81147, and Health and Safety Code sections 16000 through 16023

**Notation for [DSA-SS/CC]:**

Authority: Education Code section 81053

Reference: Education Code sections 81052, 81053, and 81130 through 81147

### ITEM 8 Appendix A GUIDELINES FOR THE SEISMIC RETROFIT OF EXISTING BUILDINGS

**Appendix B SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES**

**Appendix C GUIDELINES FOR THE WIND RETROFIT OF EXISTING BUILDINGS**

**Appendix D BOARD OF APPEALS**

**Appendix E TEMPORARY EMERGENCY USES**

**Resource A GUIDELINES ON FIRE RATINGS OF ARCHAIC MATERIALS AND ASSEMBLIES**

Appendices A through E and Resource A of the 2024 IEBC are not adopted by DSA.

**Notation for [DSA-SS]:**

Authority: Education Code Section 17310, 81142, and Health and Safety Code section 16022

Reference(s): Education Code sections 17280 through 17317, 81130 through 81147, and Health and Safety Code sections16000 through 16023

**Notation for [DSA-SS/CC]:**

Authority: Education Code section 81053

Reference(s): Education Code sections 81052, 81053, and 81130 through 81147