

**INITIAL STATEMENT OF REASONS  
FOR PROPOSED BUILDING STANDARDS  
OF THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT  
REGARDING THE 2025 CALIFORNIA EXISTING BUILDING CODE  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 10  
(HCD 06/24)**

The Administrative Procedure Act (APA) requires that an Initial Statement of Reasons be available to the public upon request when rulemaking action is being undertaken. The following information required by the APA pertains to this particular rulemaking action:

**STATEMENT OF SPECIFIC PURPOSE, PROBLEM, RATIONALE and BENEFITS**

Government Code Section 11346.2(b)(1) requires a statement of specific purpose of each adoption, amendment, or repeal and the problem the agency intends to address and the rationale for the determination by the agency that each adoption, amendment, or repeal is reasonably necessary to carry out the purpose and address the problem for which it is proposed. The statement shall enumerate the benefits anticipated from the regulatory action, including the benefits or goals provided in the authorizing statute.

California Health and Safety Code (HSC), section 17921(a), directs the Department of Housing and Community Development (HCD) to propose adoption, amendment, or repeal of building standards for the protection and benefit of public health, safety, and general welfare. HCD has determined the proposed amendments herein, impacting the 2025 California Existing Building Code (CEBC) within the California Code of Regulations (CCR), Title 24, Part 10, are necessary to meet HCD's mandate in HSC, section 17922(a).

The 2025 CEBC proposal is based on the 2024 International Existing Building Code (IEBC), which will be effective on January 1, 2026. Specific rationale for this proposed rulemaking is provided within the respective items herein.

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**INITIAL STATEMENT OF REASONS**

**ITEM 1**

**Chapter 1, Scope and Administration, Division I, California Administration**

HCD proposes to bring forward existing California amendments in Chapter 1, Division I, Sections 1.1 and 1.8, from the 2022 CEBC for adoption into the 2025 CEBC with modifications as follows:

**1.1.1 Title.**

**Rationale:** The proposed modification updates the reference from the 2021 IEBC to the 2024 IEBC to comply with HCD's mandate in HSC, section 17922(a).

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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## ITEM 2

### Chapter 1, Scope and Administration, Division II, Scope and Administration

HCD proposes to adopt Sections 101.2, 101.7, 105.2 (Building 1 – 6 only), 106.1, 106.2.1, 106.2.3, 106.2.4, 106.2.5, 106.2.6, 109.3, 109.3.1, 109.3.2, 109.3.3, 109.3.4, 109.3.4.1, 109.3.5, 109.3.6, 109.3.6.1, 109.3.7, 109.3.8, 109.3.9, 109.3.10, and 109.3.11 from the 2024 IEBC into the 2025 CEBC and bring forward California amendments from the 2022 CEBC into the 2025 CEBC with the following modifications:

#### **101.7 [formerly section 101.8] Maintenance.**

**Rationale:** HCD proposes to modify this section in coordination with the California Building Standards Commission (BSC) and the Division of the State Architect to renumber the existing California amendment and relocate the existing sentence “To determine compliance with this subsection [...]” from section to the end of section 101.7 with a HCD banner. This existing California amendment is being renumbered to align with the changes made to section numbers in the 2024 IEBC. There is no intended change in regulatory effect.

#### **109.3.6 Weather-exposed balcony and walking surface waterproofing.**

**Rationale:** HCD proposes to remove its banner from the above referenced section due to language being added into to the 2024 IEBC. HCD added the banner during the 2017 Emergency Rulemaking, and it is now obsolete. There is no intended change in regulatory effect.

**Rationale:**

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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## ITEM 3

### Chapter 2, Definitions

HCD proposes to adopt Chapter 2 from the 2024 IEBC into the 2025 CEBC and bring forward California amendments from the 2022 CEBC into the 2025 CEBC without modification.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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## ITEM 4

### Chapter 3, Provisions for All Compliance Methods

HCD proposes to adopt specific sections from Chapter 3 of the 2024 IEBC (Sections 301.1, 301.3, 301.3.2, 301.3.3, 301.4, 302.2, 302.4, and 304 only), and bring forward California amendments from the 2022 CEBC into the 2025 CEBC with the following modifications:

## **SECTION 301 - ADMINISTRATION**

### **Section 301.3 Alteration, addition or change of occupancy.**

**Rationale:** HCD proposes to repeal the “Note” in the above referenced section. This note is no longer needed as HCD is proposing for adoption Chapters 6-11.

#### **Section 301.3.2 Work area compliance method.**

**Rationale:** HCD proposes to repeal the “Note” in the above referenced section. This note is no longer needed as HCD is proposing for adoption Chapters 6-11, however, Chapter 12 will remain not adopted by HCD.

## **SECTION 304 – STRUCTURAL DESIGN LOADS AND EVALUATION AND DESIGN PROCEDURES**

### **304.3 Seismic evaluation and design procedures.**

**Rationale:** HCD proposes to adopt the above referenced section with modification. HCD proposes to change “applicable provisions of chapter 4 through 12” to “applicable provisions of chapter 4 through 11”, as the appropriate chapter references.

## **SECTION 306 – ACCESSIBILITY FOR EXISTING BUILDINGS (Not adopted by HCD or OSHPD)**

### **306.1 Scope.**

**Rationale:** HCD does not adopt section 306, but historically included a note under Section 306.1 Scope. In coordination with the Division of the State Architect (DSA), HCD proposes to remove the word “Note” and relocate the text under DSA-AC’s banner. The intent is to continue providing the code user with a pointer to Chapter 11A of the California Building Code (CBC) for housing accessibility standards. There is no intended change in regulatory effect.

#### **CAC Recommendation:**

Approve.

#### **Agency Response:**

Accept.

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## **ITEM 5**

### **Chapter 3A, Provisions for All Compliance Methods**

HCD proposes to not adopt Chapter 3A from the 2022 CEBC.

#### **CAC Recommendation:**

Approve.

#### **Agency Response:**

Accept.

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## **ITEM 6**

### **Chapter 4, Repairs**

HCD proposes to adopt Chapter 4 of the 2024 IEBC (except Sections 405.2.1 through 405.2.5, 407.2, and 408.3) and bring forward California amendments from the 2022 CEBC

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into the 2025 CEBC without modification.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 7**

**Chapter 4A, Repairs**

HCD proposes to not adopt Chapter 4A from the 2022 CEBC.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 8**

**Chapter 5, Prescriptive Compliance Method**

HCD proposes to adopt Chapter 5 of the 2024 IEBC (except Sections 501.3, 502.5, 502.6, 503.14, 503.16, 503.17, 503.18, 503.19, 504, 506.6, and 507) and bring forward California amendments from the 2022 CEBC into the 2025 CEBC without modification.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 9**

**Chapter 5A, Prescriptive Compliance Method**

HCD proposes to not adopt Chapter 5A from the 2022 CEBC.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 10**

**Chapter 6, Classification of Work.**

HCD proposes to adopt Chapter 6 (except Section 607) from the 2024 IEBC into the 2025 CEBC without modification.

**CAC Recommendation:**

Approve.

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**Agency Response:**

Accept.

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**ITEM 11**

**Chapter 7, Alterations – Level 1 [amendment withdrawn]**

HCD proposes to adopt Chapter 7 from the 2024 IEBC into the 2025 CEBC (except Sections 704.1.1, 704.3, and 707) without modification.

**CAC Recommendation:**

Further Study.

**Agency Response:**

Withdrawn. Based on the recommendation of Code Advisory Committee, HCD in coordination with the Office of the State Fire Marshal, withdraw the proposed amendments to section 702.6 and will defer to model code language.

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**ITEM 12**

**Chapter 8, Alterations – Level 2**

HCD proposes to adopt Chapter 8 from the 2024 IEBC into the 2025 CEBC (except Sections 802.2.1 [exceptions 4 through 9 and 13-14 only], 802.3, 803.2.3, 803.3, 803.4.1.1 through 803.4.1.4, 804.3, 804.5.3, 804.6.1.2, 804.6.4, 804.6.5, 804.12, 804.13.1, 804.14.2 [exceptions only], 806.2, 806.3, and 808) without modification.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 13**

**Chapter 9, Alterations – Level 3**

HCD proposes to adopt Chapter 9 from the 2024 IEBC into the 2025 CEBC (except Sections 901.2 [exceptions only], 902.1 through 902.4, 903.4, 904.1.1 through 904.1.8, 904.2.1, 904.2.2, and 908) without modification.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 14**

**Chapter 10, Change of Occupancy**

HCD proposes to adopt Chapter 10 from the 2024 IEBC into the 2025 CEBC (except Sections 1002.3, 1002.4, 1007, 1009.2 through 1009.5, 1011.4, 1011.5.1 [exceptions 8 only], 1011.5.2 [exceptions 2 only], 1011.6.1 [exceptions 1 only], 1011.7.1 [exceptions only]) without modification.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 15**

**Chapter 11, Additions**

HCD proposes to adopt Chapter 11 from the 2024 IEBC into the 2025 CEBC (except Sections 1101.5, 1101.6, 1102.2 [exception only], 1102.3 [exception only]) without modification.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 16**

**Chapter 12, Historic Buildings**

HCD proposes to not adopt Chapter 12 from the 2024 IEBC.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 17**

**Chapter 13, Performance Compliance Methods**

HCD proposes to not adopt Chapter 13 from the 2024 IEBC.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 18**

**Chapter 14, Relocated or Moved Buildings**

HCD proposes to adopt Chapter 14 from the 2024 IEBC and bring forward California amendments from the 2022 CEBC into the 2025 CEBC without modification.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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## ITEM 19

### Chapter 15, Construction Safeguards

HCD proposes to adopt specific sections in Chapter 15 of the 2024 IEBC (Sections 1501, 1505, 1506, 1508, and 1511 only) and bring forward California amendments from the 2022 CEBC into the 2025 CEBC without modification.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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## ITEM 20

### Chapter 16, Referenced Standards

HCD proposes to adopt Chapter 16 from the 2024 IEBC into the 2025 CEBC with the following modifications:

#### ASCE/SEI

##### 41—2017: Seismic Evaluation and Retrofit of Existing Buildings

**Rationale:** HCD, in coordination with DSA and BSC, proposes to adopt the 2023 edition of ASCE 41: Seismic Evaluation and Retrofit of Existing Buildings in accordance with the IEBC errata posted December 20, 2023. There is no intended change in regulatory effect.

#### ICC

##### ICC A117.1—2017: Accessible and Usable Buildings and Facilities

**Rationale:** HCD propose to not adopt the reference standard "ICC A117.1—2017: Accessible and Usable Buildings and Facilities", which is not adopted in California, and continue to provide the code user with pointers throughout the CEBC to the applicable accessibility requirements in either Chapters 11A or 11B. There is no intended change in regulatory effect.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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## ITEM 21

### Appendix A Guidelines for the Seismic Retrofit of Existing Buildings, Chapter A1 Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings

HCD proposes to adopt Appendix A, Chapter A1, from the 2024 IEBC into the 2025 CEBC and bring forward California amendments from the 2022 CEBC into the 2025 CEBC without modifications.

**CAC Recommendation:**

Approve.

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**Agency Response:**

Accept.

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**ITEM 22**

**Appendix A Guidelines for the Seismic Retrofit of Existing Buildings, Chapter A2 Earthquake Hazard Reduction in Existing Reinforced Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms**

HCD proposes to not adopt Appendix A, Chapter A2, from the 2024 IEBC.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 23**

**Appendix A Guidelines for the Seismic Retrofit of Existing Buildings, Chapter A3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings**

HCD proposes to adopt Appendix A, Chapter A3, from the 2024 IEBC into the 2025 CEBC and bring forward California amendments from the 2022 CEBC into the 2025 CEBC without modifications.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 24**

**Appendix A Guidelines for the Seismic Retrofit of Existing Buildings, Chapter A4 Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak or Open Front Walls**

HCD proposes to not adopt Appendix A, Chapter A4, from the 2024 IEBC.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 25**

**Appendix A Guidelines for the Seismic Retrofit of Existing Buildings, Chapter A5 Referenced Standards**

HCD proposes to adopt Appendix A, Chapter A5, from the 2024 IEBC into the 2025 CEBC without modification.



**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 26**

**Appendix B Supplementary Accessibility Requirements for Existing Buildings and Facilities**

HCD proposes to not adopt Appendix B from the 2024 IEBC.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 27**

**Appendix C Guidelines for the Wind Retrofit of Existing Buildings.**

HCD proposes to not adopt Appendix C from the 2024 IEBC.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 28**

**Appendix D Board of Appeals**

HCD proposes to not adopt Appendix D from the 2024 IEBC.

**Rationale:** HCD proposes to not adopt Appendix D from the 2024 IEBC in order to minimize conflict with existing regulations relating to a board of appeals and the appeals process found within the California Existing Building Code, section 1.8.8 "Appeals Board" and Health and Safety Code sections 17920.5, 17920.6, and 17925.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**ITEM 29**

**Appendix E Temporary Emergency Uses**

HCD proposes to not adopt Appendix E from the 2024 IEBC.

**CAC Recommendation:**

Approve.

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**Agency Response:**

Accept.

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**ITEM 30**

**Resource A Guidelines on Fire Ratings of Archaic Materials and Assemblies**

HCD proposes to not adopt Resource A from the 2024 IEBC.

**CAC Recommendation:**

Approve.

**Agency Response:**

Accept.

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**TECHNICAL, THEORETICAL, AND EMPIRICAL STUDY, REPORT, OR SIMILAR DOCUMENTS**

Government Code Section 11346.2(b)(3) requires an identification of each technical, theoretical, and empirical study, report, or similar document, if any, upon which the agency relies in proposing the regulation(s).

1. 2024 IEBC, published by the International Code Council.
2. Formal petition (P-03-23) to propose for adoption of the 2024 IEBC into the 2025 CEBC, chapters 6-11 for residential occupancies as amended by the Office of the State Fire Marshal during the 2022 Intervening Code Adoption Cycle.

**STATEMENT OF JUSTIFICATION FOR PRESCRIPTIVE STANDARDS**

Government Code Section 11346.2(b)(1) requires a statement of the reasons why an agency believes any mandates for specific technologies or equipment or prescriptive standards are required.

HSC Section 17922 requires HCD to adopt by reference model building codes, e.g., IEBC, which contains prescriptive standards. Prescriptive standards provide the following: explicit guidance for certain mandated requirements; consistent application and enforcement of building standards while also establishing clear design parameters; and ensure compliance with minimum health, safety and welfare standards for owners, occupants, and guests.

Performance standards are permitted by state law; however, they must be demonstrated to the satisfaction of the proper enforcing agency.

**CONSIDERATION OF REASONABLE ALTERNATIVES**

Government Code Section 11346.2(b)(4)(A) requires a description of reasonable alternatives to the regulation and the agency's reasons for rejecting those alternatives. In the case of a regulation that would mandate the use of specific technologies or equipment or prescribe specific action or procedures, the imposition of performance standards shall be considered as an alternate. It is not the intent of this paragraph to require the agency to artificially construct alternatives or describe unreasonable alternatives.

None. There were no alternatives available to HCD. HCD is required by statute to adopt this model code by reference. The proposed amendments are the only reasonable

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alternative for clarifying the 2025 CEBC to accommodate California conditions.

### **REASONABLE ALTERNATIVES THE AGENCY HAS IDENTIFIED THAT WOULD LESSEN ANY ADVERSE IMPACT ON SMALL BUSINESS**

Government Code Section 11346.2(b)(4)(B) requires a description of any reasonable alternatives that have been identified or that have otherwise been identified and brought to the attention of the agency that would lessen any adverse impact on small business.

None. HCD is required by statute to adopt this model code by reference, however, HCD also has authority to propose additions and deletions to the model code per HSC Section 17922. HCD convened a pre-rulemaking public comment period from February 13 through 26, 2024, to solicit public feedback related to the adoption of the 2024 IEBC. HCD is not aware of any adverse impact on small business that would result from the proposed action and has not received any comments from public concerning this issue.

### **FACTS, EVIDENCE, DOCUMENTS, TESTIMONY, OR OTHER EVIDENCE OF NO SIGNIFICANT ADVERSE ECONOMIC IMPACT ON BUSINESS**

Government Code Section 11346.2(b)(5)(A) requires the facts, evidence, documents, testimony, or other evidence on which the agency relies to support an initial determination that the action will not have a significant adverse economic impact on business.

HCD has determined that this regulatory action would have no significant adverse economic impact on California business enterprises and individuals, including the ability of California businesses to compete with businesses in other states. HCD convened a public comment period from February 13 through 26, 2024, to provide an opportunity for stakeholders to comment on major issues of concern related to the adoption of the 2024 IEBC and has not received any public comments identifying significant adverse economic impact on business.

### **ASSESSMENT OF EFFECT OF REGULATIONS UPON JOBS AND BUSINESS EXPANSION, ELIMINATION OR CREATION**

Government Code Sections 11346.2(b)(2) and 11346.3(b)(1)

The Department of Housing and Community Development has assessed whether and to what extent this proposal will affect the following:

#### **A. The creation or elimination of jobs within the State of California.**

These regulations will not affect the creation, or cause the elimination, of jobs within the State of California.

#### **B. The creation of new businesses or the elimination of existing businesses within the State of California.**

These regulations will not affect the creation of new or cause the elimination of existing business within the State of California.

#### **C. The expansion of businesses currently doing business within the State of California.**

These regulations will not affect the expansion of businesses currently doing business within the State of California.

**D. The benefits of the regulation to the health and welfare of California residents, worker safety, and the state’s environment.**

The adoption of the 2024 IEBC through incorporation by reference with California amendments will provide stakeholders with a code establishing minimum requirements for existing buildings using prescriptive and some performance-related provisions. It is founded on broad-based principles intended to encourage the use and reuse of existing buildings while requiring reasonable upgrades and improvements. These regulations will update and improve minimum existing building standards, which will provide increased protection of public health and safety, worker safety, and the environment.

**ESTIMATED COST OF COMPLIANCE, ESTIMATED POTENTIAL BENEFITS, AND RELATED ASSUMPTIONS USED FOR BUILDING STANDARDS**

Government Code Section 11346.2(b)(5)(B)(i) states if a proposed regulation is a building standard, the initial statement of reasons shall include the estimated cost of compliance, the estimated potential benefits, and the related assumptions used to determine the estimates.

No increased cost of compliance for those regulations that make only technical and nonsubstantive changes. Government Code, section 11346.2(b)(5)(B)(ii), provides that the model codes adopted pursuant to HSC, section 18928, shall be exempt from the requirements of Government Code, section 11346.2(b)(5)(B), unless as otherwise specified. The purpose of this rulemaking is to adopt the 2024 IEBC, which is a model code, setting forth requirements for building systems and structures. The potential benefits provide recognition and appropriate use of new technology and materials, clarity for the code users and local enforcement agencies, and may increase business due to the adoption of new building standards. As noted previously, protection of public health and safety, worker safety, and the environment.

**DUPLICATION OR CONFLICTS WITH FEDERAL REGULATIONS**

Government Code Section 11346.2(b)(6) requires a department, board, or commission within the Environmental Protection Agency, the Resources Agency, or the Office of the State Fire Marshal to describe its efforts, in connection with a proposed rulemaking action, to avoid unnecessary duplication or conflicts with federal regulations contained in the Code of Federal Regulations addressing the same issues. These agencies may adopt regulations different from these federal regulations upon a finding of one or more of the following justifications: (A) The differing state regulations are authorized by law and/or (B) The cost of differing state regulations is justified by the benefit to human health, public safety, public welfare, or the environment.

The regulations do not duplicate nor conflict with federal regulations. The State of California has preemptive authority to adopt more restrictive mandatory standards for the construction methods and materials addressed in these regulations.