



# COMMUNITY DEVELOPMENT AGENCY

## BUILDING DEPARTMENT

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## 2025 Residential Code Updates

### CALIFORNIA RESIDENTIAL CODE

Spray foam insulation requires thermal barrier (1/2" Gyp) when area used for storage (CRC R303)

Smoke alarm required in the immediate vicinity of sleeping loft (CRC R310)

Installation of Energy Storage Systems in closets that open into habitable spaces with 1 3/8" solid door or 20 min rated okay. (CRC R330.4)

Concrete stem walls located in crawl spaces supporting more than 4 ft of backfill require a slab at the bottom. (CRC R403.1)

New deck flashing option. Flashing extends vertically 2" above the ledger and 4" horizontal beyond the ledger face. (CRC R507.9.1.3) Z flashing is also an acceptable option.

### FIRE

#### Backup Power Disconnect Location

1. The auxiliary energy system disconnect switch shall be installed on the exterior of the main building.
2. Where multiple auxiliary energy system disconnect switches are provided for a single structure, the disconnect switches shall be separated by no more than 3 feet (914 mm).
3. Each auxiliary energy system disconnect switch shall have an approved, permanently mounted, all weather sign indicating the power source it controls.

### ELECTRICAL

GFCIs for Kitchens – 210.8(A) This change expands the requirement for GFCI-protected receptacles in kitchen. The requirement now applies to receptacles anywhere in the kitchen as well as in any area with a sink and permanent provisions for food preparation, beverage preparation, or cooking. This requirement previously was limited to kitchen receptacles serving the countertop surfaces.

GFCIs for Specific Appliances – 210.8(D) This change expands the requirement for GFCI-protected branch circuits or outlets to include those serving electric ranges, wall-mounted ovens, counter-mounted cooking units, clothes dryers and microwave ovens, no matter where they are located. The list of appliances was previously found in Section 422.5(A) and included seven items.

GFCIs for Outdoor Outlets – 210.8(F) This change removes the requirement for air conditioner condenser units and heat pumps to have GFCI protection. It should be noted that a similar change was also made to the 2020 edition through a Tentative Interim Amendment that went into effect September 2022. Only includes single phase 150V or less and to ground or less than 50A or less.

Receptacles on Kitchen Islands and Peninsulas – 210.52(C)(2) This change removes the requirement for providing receptacles to serve countertops and work surfaces on kitchen islands and peninsulas but requires undefined provisions for a future receptacle if none are provided. This section previously required one or more receptacles to serve islands and peninsulas based on their countertop area.

Surge-Protective Device Ratings – 230.67 This change adds the requirement for surge-protective devices (SPDs) to have a nominal discharge current rating of not less than 10kA. SPDs were added to the 2020 NEC, and no minimum rating was required.

Receptacles Installed Around Tub or Shower Spaces – 406.9(C) This change clarifies that the zone restricting the location of receptacles around a tub or shower space does not include those spaces separated by a floor, wall, ceiling, room door, window, or fixed barrier. The 2020 NEC extended the zone 3 feet beyond the bathtub rim or shower stall threshold.

## **WILDLAND URBAN INTERFACE**

Facia boards shall be of ignition resistant material or minimum 2x. (CWUIC 504.3)

Ridge vents and vents in roof decks to be noncombustible and corrosion resistant. (CWUIC 504.10.2)

Gable-end and dormer vents to be minimum 10' from property lines. (CWUIC 504.10.3)

Underfloor vents to be installed as low as practical. (CWUIC 504.10.3)

## **PLUMBING**

Drainage flanges required to have the flange set on top of the finished floor (code used to say, “set on an approved firm base”) (CPC 402.6)

Curbless showers require a 2” temporary barrier for testing. (CPC 408.8.5)

Water heater pressure relief device shall have a pressure setting greater than the water service and not exceed 150psi. (CPC 504.4)

Change to length of passageway to appliances in attics and underfloor spaces. Where the height of the passageway is 6' or more, the distance shall not exceed 50'. (CPC 508.4.1)

Expansion tanks not required on instant non-storage water heaters. (CPC 608.3)

Change from 5 to 6 water closets allowed on a 3” drainage pipe. (CPC Table 703.2)

Added new trap arm maximum lengths. (CPC Table 1002.2)

Gas piping on roofs shall be elevated minimum 3-1/2” above roof surface. (CPC 1210.3.5.3)

Appliance gas connectors required to be protected against physical damage, thermal damage, and corrosion. (CPC 1212.1.1)

## **MECHANICAL**

#### 304.4.1 Length of Passageway

Where the height of the passageway is 6' or more, the distance from the passageway access to the appliance shall not exceed 50' measured along the centerline of the passageway.

#### 313.1 General (hangers, supports, and anchors)

Seismic restraints shall be in accordance with the building code

#### 508.1 Where required (type I hoods)

Exceptions

1. Not required for UL197 reduced emission and operated with a total airflow of 500cfm
2. Solid fuel fired ovens that comply with UL2162
3. Listed and labeled cooking appliances with integral downdraft system that complies with section 518.0

#### 1201.6 -1204.8 Hydronics

Lots of new requirements for heat transfer fluid quality, antifreeze requirements, labeling and identification of chemical additives.

#### 1310.3 Installation of above ground piping

(5) Piping installed outdoors shall be elevated not less than 3.5" above the ground  
(Same as new requirement on roofs, 1310.3.5.3)

## **ENERGY**

Energy Code Ace: [Single Family Building: What's New in 2025](#)

Energy Code Ace: [Nonresidential Buildings: What's New in 2025](#)

## **ADDITIONAL RESOURCES**

For more information about code updates see the [SVABO Resource Library](#).