



Building Division

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2025 CALIFORNIA BUILDING CODE UPDATE – EFFECTIVE JANUARY 1, 2026

Notice To All Property Owners, Builders, Contractors and The General Public:

The City of Riverbank’s Community Development Department – Building Division would like to notify you that the 2025 California Building Standards Code (California Code of Regulations, Title 24) will take effect on January 1, 2026. This code update will include several new provisions that may affect the way buildings are designed, constructed, and remodeled within the City. Please see the Notice To All Property Owners, Builders, Contractors & the General Public

We encourage all applicants to review and become familiar with the upcoming changes to ensure projects comply with the new standards.

- All permit applications **submitted on or after January 1, 2026** will be required to comply with the 2025 California Building Standards Code. If you are considering a construction, remodel, or renovation project, please consult with your architect, contractor, or design professional to ensure your plans meet the new code requirements.
- Permit applications **submitted before January 1, 2026** will continue to be reviewed under the 2022 California Building Standards Code. However, these applications must be issued within 180 days of submittal. After that period, the application will expire and cannot be renewed. Once expired, a new permit application and updated plans will be required, and the project must comply with the 2025 Code.

Additional requirements apply to Production Permits and Master Plans. Please refer to the section titled “Notice to All Builders Regarding Master Plans and Production Home Permitting” for more information.

Due to a Holiday Closure, the last day to submit any permit application under the 2022 Code is December 18, 2025. City Offices will be closed from December 19, 2025 to January 5, 2026.

AB 130 – IMPACT AND TEMPORARY CODE FREEZE

On June 30, 2025, Assembly Bill 130 (AB 130) was signed into law, imposing a temporary freeze on new residential building standards from October 1, 2025, to June 1, 2031. This freeze applies to the adoption of new State and local residential codes unless specific exemptions are met. Despite this freeze, the 2025 California Building Standards Code will still be in effect starting January 1, 2026, as it was adopted prior to AB 130’s enactment. This means that the updates in the 2025 Code are not affected by the freeze and will apply statewide for all new construction projects initiated in 2026 and beyond. Additionally, non-residential projects (e.g., commercial, industrial, mixed use) are not impacted by AB 130 and there will be no freeze on non-applicable Codes.

Please review your construction plans and submit any permit applications by December 18, 2025, to remain under the 2022 Code. Projects starting on or after January 1, 2026, must comply with the 2025 California Building Standards Code

NOTICE TO ALL BUILDERS REGARDING MASTER PLANS & PRODUCTION HOME PERMITTING

To align with AB 130 and the implementation of the 2025 Building Codes, all Master Plans and Production Permits must meet current code requirements beginning January 1, 2026. Builders with active Master Plans previously approved by the City of Riverbank should note that these plans will expire on January 1, 2026, and can no longer be used for Production Home permitting after that date.

Please review the following:

CURRENTLY APPROVED MASTER PLANS:

All active approved Master Plans must be updated to comply with the 2025 Building Codes. Each 2025 Code Master Plan submittal will be processed as a new application and subject to a new plan review cycle. Submittals will only be accepted for plans that remain substantially consistent with the original exterior elevations, footprints, options, and floor plans, unless changes are required to meet 2025 Code provisions.

To avoid delays, updated Master Plans should be submitted beginning in September so that plan review may start as early as possible.

REMAINING PRODUCTION HOME PERMIT APPLICATIONS:

All active approved Master Plans must be updated to comply with the 2025 Building Codes. Each 2025 Code Master Plan submittal will be processed as a new application and subject to a new plan review cycle. Submittals will only be accepted for plans that remain substantially consistent with the original exterior elevations, footprints, options, and floor plans, unless changes are required to meet 2025 Code provisions.

To avoid delays, updated Master Plans should be submitted beginning in September so that plan review may start as early as possible.

FEE INCREASES

Each project's fee implications may vary. Please contact the Building Division with any questions about how your project may be affected after January 1, 2026.

The City of Riverbank thanks property owners, builders, contractors, and the public for their attention to the upcoming 2025 California Building Standards Code, **effective January 1, 2026**. To ensure a smooth transition we encourage all applicants to review their construction plans, submit permit applications promptly, and consult with design professionals as needed.

For detailed guidance or any questions regarding the new codes, please contact the **City of Riverbank's Community Development Department - Building Division at (209) 863-7138**, where staff is available to provide assistance and support throughout this transition.

For a comprehensive summary of the upcoming changes, please visit the [California Building Standards Commission \(CBSC\) website](#) to review the full overview of the 2025 California Building Standards Code