



Navigating the CBSC 2025 Code Changes - the Path to Compliance

- key updates to industrial building related code revisions

October 18, 2025

Architecture:

1. Chapter 7A - Materials and Construction Methods for Exterior Wildfire Exposure

- Now is California Wildland-Urban Interface Code (WUI Code).
- Fire Hazard Severity Zone map updated with increased hazard levels or expand designated areas.

2. Data Center Occupancy Group

Data entry (activity in office environment) is classified as Group B.

Data processing (automated process with maintenance personnel) is classified as Group F-1.

3. Battery Energy Storage System (BESS)

Occupancy group

Group B: LI and LM battery testing, research and development.

Group F-1: Manufacture of LI and LM batteries, or vehicles or equipment containing LI and LM batteries.

Group M: LI and LM batteries storage.

Group S-1: Storage of LI and LM batteries, or storage or repair of LM powered vehicles.

Other occupancy: ESS installed in a building rather than F-1 as a part of that other occupancy.

Requires a tested and approved automatic sprinkler system.

Requires a fire alarm system for where Lithium-ion or lithium metal batteries are present.

4. Sprinkler System Supervision and Alarms

Visual requirement is added to sprinkler waterflow alarm to improve exterior alarm notification reliability.

5. Carbon Monoxide Detection

Required in all occupancies where a CO-producing device is present including parking garage except Group S, F and U which are not normally occupied.

6. Unlocking of Stairway Doors

Requires doors to be openable from both directions in an emergency.

7. Group H-5 Travel Distance

Exit access travel distance is increased from 200' to 300' in certain conditions.

8. ADA Requirements

The clearance space width extending from the transfer shower has increased from 30" to 36".

The clear floor space at dining surfaces shall not be encroached by the accessible route.

9. Insulated metal panel

New section. Criteria are provided to regulate insulated metal panels (IMP) including structural design, durability, fire rating, weather resistance and thermal barrier requirements.

10. Multi-user Toilet Room Entry Door Lockability

Lockable from inside under certain conditions to be used as a safe refuge in active shooter situations.

11. Vestibules for public entrances

Now required in occupancy groups A, B, E, I, M over 3,000 sf. Exceptions:

- Doors with air curtain.
- Located in climate zone 2-13, buildings are less than 4-story above grade and less than 10,000 sf GFA.

12. Bike racks

Long-term is increased from 5% to 10% of tenant occupants or anticipated tenant occupants, min. 1-bike.

13. EV Charging Stations

- EVCS is not available to general public and designated for an individual EV driver, or serving only fleet vehicles not required to comply with section 11B-228.3.2.
- EV capable with EVSE (EV Supply Equipment): increased from 25% to 50% of EV capable spaces for warehouses; from 25% to 75% for office and retail. EV capable remains at 20% of actual parking spaces.

Structure:

1. Environmental Loads

Updated. Snow, wind, rain and seismic now are all based on building risk category.

- New seismic design maps leading to an average of 16% increase in design forces.
- New snow design maps and parameters leading to increased snow design requirements.

2. Rigid Wall - Flexible Diaphragm (RWFD) alternate design method within ASCE7-22

Enable to potentially reduce or eliminate the need for interior lateral force-resisting elements (e.g., BRBs, shear panels) on certain building sizes. Best applicable for mid-sized warehouses.

3. Risk Category – table updated

- Photovoltaic (PV) panel system: Risk Category I-IV based on type and application
- Parking garage: mostly Risk Category II

Mechanical and Electrical:

1. Mechanical

- Adds mandatory U-factor 0.47 for vertical fenestration, and 0.58 for alternation replacement over 150sf.
- Prescriptive method U-factor for roofs, ceilings and walls are more stringent.

2. Indoor Lighting Controls

Clarifies interior manual controls must be in same space as controlled lighting.

3. Photovoltaic System

- Prescriptive calculations for PV capacity factors increased for office. No change to warehouse.
- New exception: tenant space no more than 2,000 sf of conditioned space with its own HVAC system and utility meter.

4. PV Battery System

- Prescriptive calculations for BESS capacity factor revised for all building types.
- For multi-tenant buildings, size is based only on tenant spaces over 5,000 sf conditioned floor area.
- For single-tenant buildings, no battery is required for conditioned floor area less than 5,000 sf.
- BESS models required to label as “Y(2025)” to be used under 2025 Energy Code and previous code cycle.