



**City of Lathrop  
Building Department**

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**September 3, 2025**

**2025 CALIFORNIA BUILDING CODE UPDATE – EFFECTIVE JANUARY 1, 2026**

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**NOTICE TO ALL PROPERTY OWNERS, BUILDERS, CONTRACTORS AND THE GENERAL PUBLIC:**

The City of Lathrop Building Department would like to inform you of the upcoming adoption of the 2025 California Building Standards Code (Cal. Code Regs., Title 24), that will become effective on **January 1, 2026**. This update will introduce new requirements that will impact the design, construction, and renovation of buildings within the City. All Applicants are encouraged to familiarize themselves with these updates to ensure compliance with the latest regulations.

- Permit Applications **submitted on or after January 1, 2026**, must comply with the 2025 Code. If you are planning any construction, remodeling, or renovation projects, please be sure to review the new Code with your Architect, Contractor, or Design Professional.
- Permit Applications **submitted prior to January 1, 2026**, will remain subject to 2022 Code, but are required to be issued within 180 days of Application, otherwise per the Code, it will expire and cannot be renewed. After Expiration, new Permit Applications and Plans will need to be submitted, updated to compliance with the 2025 Code and will be treated as New Submittals.

**\*\*\*There are Further Requirements for Production Permits and Master Plans.** Please see the section “Notice to All Builders Regarding Master Plans and Production Home Permitting”.

For a detailed breakdown of these upcoming changes, please review the full 2025 Code overview on the [California Building Standards Commission \(CBSC\) website](#).

**AB 130 Impact and 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 permit applications by December 31, 2025, if you wish to remain under the 2022 Code, and prepare to comply with the 2025 Code for projects commencing on or after January 1, 2026.

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## **NOTICE TO ALL BUILDERS REGARDING MASTER PLANS AND PRODUCTION HOME PERMITTING:**

In order to comply with both AB 130 and the adoption of 2025 Codes, starting on January 1, 2026, all Master Plans and Production Permits will need to be up to current Code. To all Builders who currently have active Master Plans approved by the City of Lathrop, all Master Plans will expire and will no longer be acceptable for use in Production Home Permitting, on January 1<sup>st</sup>.

Please read the following:

### **Currently Approved Master Plans:**

All active Approved Master Plans will be required to be updated to meet 2025 Codes compliance. All 2025 Code Master Plan Submittals will be treated as New Applications with New Review Cycles. Submittals will only be accepted for plans that are substantially in conformance with the original exterior elevations, footprints, options, and floor plans, unless otherwise revised as required by the 2025 Codes.

Master Plans should be submitted to the City as early as September, so that Plan Review can commence as soon as possible.

### **Remaining Production Home Permit Applications:**

Any **Non-Issued** Production Home Permit Applications will have deadlines that must be adhered to in order to be unimpacted by the 2025 Code Update. All Applications that are Submitted, but not yet Issued, will need to have all Permit Fees paid for by December 31, 2025, or they will be subject to fee increases, which will cause delay in Issuance.

All **Issued** Production Home Permits that adhere to current Approved Master Plans will be honored for Inspections after January 1<sup>st</sup>, however if Permits Expire, Renewals will not be accepted, and New Applications will need to be submitted.

There will be a grace period for 2022 Code Accepted Production Home Permit Applications. Builders have **until December 1, 2025**, to submit for Application with a guarantee that those Applications will not be affected by the 2025 Code Update. Please submit no more than 10 Permit Applications a week, per Builder, so as to not over encumber the workload of the Building Department, as we head into the next Code Cycle.

### **Impact Fee / Development Fee Increases:**

Typically, there are annual increases to select fees during the first month of the year. These are not Permit Fees, as the Building Department receives fee calculations via the ICC Building Valuation Data Table, released every February and August. The fees that will be affected include Impact and Development Fees. The Building Department does not receive warnings or updates on these increases. Please contact the Public Works Department or San Joaquin County for more information on these possible fee increases.

Any fees that are not paid for on Permit Applications before January 1, 2026, will be subject to these increases, and will be subject to delays in Processing. Please note that all Production Home Permit Applications under 2022 Code will need to be paid in full, or they will be subject to fee increases. As a reminder, only Applications submitted before December 1, 2025 will be honored under 2022 Code past January 1<sup>st</sup>. Any Permit Applications submitted after that date will not have that grace period guarantee.



As a review, please keep in mind these Important Deadlines:

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**IMPORTANT DATES:**

- Starting September: 2025 Code Compliant Master Plans should be Submitted for Plan Review
  - December 1<sup>st</sup>: Final day to submit Production Permits subject to 2022 Code Grace Period Eligibility
  - December 31<sup>st</sup>: Final day to Pay for Permits before Fee Increases  
2022 Code Compliant Master Plans will Expire
  - January 1<sup>st</sup>: 2025 CA Building Codes go into effect  
Permits will become subject to Fee Increases
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If you have any questions regarding the New Codes or require further information, please contact the City of Lathrop Building Department at (209) 941-7270, and speak with the Chief Building Official, Ed Short.

Regards,

*Ed Short*

Ed Short, P.E., CBO, CFM  
Chief Building Official