



# City of Madera

205 West 4<sup>th</sup> Street, Madera, CA 93637

(559) 661.5440

[www.madera.gov](http://www.madera.gov)

**BUILDING DIVISION**

**January 16, 2026**

**TO:** Architects, Engineers, Contractors, Developers, Associations and Property Owners.

**SUBJECT:** Notice to All Builders Regarding Master Plans and Production Home Permitting

**CITY OF MADERA INDUSTRY BULLETIN 26-03**

**FROM:**

Rafael Magallán

Chief Building Official

**Currently Approved Master Plans:**

In order to comply with both AB 130 and HSC 18938.5, all plans approved and/or applied for with complete plan sets and applications before December 31, 2025, will remain in effect for the next 10 years and can be used on new subdivisions. Unless, the design “substantially” changes.

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

Please note that the 2025 California Code of Regulations, Title 24, have been adopted as prescribed by the State of California. With the 2025 codes having been adopted, and when the 2028, and 2031 codes are released, the existing 2022 code-approved plans will not be eligible to use any of the new code requirements unless the entire plan is updated to the newer codes.

**New Master Plans:**

Permit Applications and plans **submitted on or after January 1, 2026, for new Master Plans** must comply with the 2025 Codes.

**Master Plans “substantial” Design Changes:**

Based on general building practices and other provisions of AB 130, significant changes would likely include those that alter the fundamental structural elements, design, or safety aspects of the original approved plan. A change that would trigger a new review for a model home design would likely affect one of the following:

- A major alteration to the building envelope, such as changes to the home's size, square footage, or height.
- The creation of new fire protection risks or changes that do not align with existing fire protection standards.
- Changes to the core layout, such as the addition or removal of major rooms or the reconfiguration of interior or exterior spaces.
- Alterations to the structural framing, foundation, or other core load-bearing elements that require new engineering.
- Modifications that would make the design inconsistent with local general plans or zoning ordinances at the time the model home was approved.
- Changes that violate statewide standards for safety and building integrity.
- When the issued plans become expired for work not commencing within the twelve (12) months of issuance, or when plans are suspended or revoked because the building official has, in writing, suspended or revoked the permit due to its issuance in error or on the basis of incorrect information supplied. HSC 18938.5 (c)

**Impact Fee / Development Fee Increases:**

Typically, the Building Department includes the applicable impact fees on building permit invoices. However, our department has no authority to modify any of the impact fees since the Engineering Department governs and reviews the assessment of those fees. Any prior or new agreements for credits or anything related to the assessment of impact fees shall be discussed with the Engineering Department.