



City of Madera

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BUILDING DIVISION

January 16, 2026

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

SUBJECT: 2025 Building Codes are in effect since January 1, 2026

CITY OF MADERA INDUSTRY BULLETIN 26-02

FROM:

Rafael Magallán

Chief Building Official

Starting January 1, 2026, the City of Madera requires all new building permit applications, building plans and all supplementary documentation to comply with the 2025 California Building Standards Codes (this includes Building, Residential, Electrical, Mechanical, Plumbing, Energy, Fire, CALGreen, Historical and Existing codes).

Here are some of the significant changes in the 2025 California Codes.

- New homes must be all-electric ready, with mandates for heat pumps and electric water heaters, limiting natural gas.
- Stricter envelope, insulation, ventilation, and mechanical efficiency requirements, plus peak demand modeling. Enhanced energy modeling and tighter thermal envelope requirements will be enforced.
- Stronger fire-resilient materials, venting, and home hardening measures.
- Roof framing will need to be designed with PV (and likely battery) loading and orientation in mind.
- Clearer classification and stricter standards for battery energy storage systems.
- New requirements for two-way communication in stairways, elevator lobbies, and horizontal exits.
- Streamlined Seismic Classification.
- Foundation and structural requirements may vary more precisely by site conditions under the new classification scheme.
- Strengthened requirements for new homes, ADUs (Accessory Dwelling Units), and modifications.
- Every new multifamily building must be EV-ready, requiring Level 2 receptacles where parking is assigned.
- Commercial kitchens or multifamily buildings, the code includes “electric-ready” requirements so switching to electric later is easier.
- More design flexibility for mid-rise and high-rise buildings, especially offices and residential towers with compact floorplates.
- New Requirements for Long-Duration Installations of Temporary Structures.
- Approved Software for the 2025 Energy Code: EnergyPro 10.0
- AB 130 allows builders to continue using approved Standard (or Master) Plans for production homes for up to 10 years from when initially approved (under the 2022 Building Codes and forward). Unless, the design substantially changes (substantial plan changes such as energy, structural, etc.), or unless any new State legislation requires standard plans to be updated within a shorter period of time. See the **“Notice to All Builders Regarding Standard (or Master) Plans and Production Home Permitting”**.

For a detailed breakdown of these code changes, please review the full 2025 Code overviews by visiting the following links:

Please visit the [California Building Standards Commission](https://www.calbuildingstandards.com) Website for updates.

2025 California Energy Code Updates - visit the [California Energy Commission website](https://www.energy.ca.gov) for updates.

2025 CalGreen Code Updates - visit the [California Building Standards Commission Website](https://www.calbuildingstandards.com) for updates.