



**CITY OF
HERMOSA BEACH**
Community Development
Building & Safety

November 25, 2025

Subject: Clarification of Building Code Vesting Criteria for Projects Submitted Prior to January 1, 2026

Dear All,

This memo is to clarify the criteria that determine which edition of the California Building Standards Code (Title 24) applies to proposed projects in the lead-up to the adoption of the 2025 Code cycle, effective January 1, 2026.

Background

Under California law and standard municipal practice, a project vests to the California Building Standards Code edition in effect at the time a complete building permit application is submitted, full building plans are provided, and required plan review fees are paid. Planning entitlement approvals, including design review, use permits, and other zoning or discretionary approvals, do not establish building code vesting rights and do not lock in a specific building code edition.

Clarification

For a project to vest under the 2022 California Building Standards Code, the following shall apply:

1. A complete building permit application must be submitted prior to Wednesday, December 31, 2025 at 11 a.m.
2. A complete building permit application includes:
 - a. All required Building Plans and supporting documentation (per the [General Requirements to Submit for Plan Review and Requirements for Permit Issuance](#)).
 - b. All applicable permit forms fully completed
 - c. Full payment of building plan review fees at the time of submittal

Applications that do not meet these criteria before Wednesday, December 31, 2025 at 11 a.m. will be reviewed under the 2025 California Building Standards Code.

Additional Requirements and Clarifications

Staff must also apply the following rules when determining whether a project qualifies under the 2022 code:

1. Incomplete submittals cannot be held, time-stamped, or pre-screened to lock in the 2022 code. Only a complete building permit application qualifies.
2. Payment processing delays or issues on the applicant side will not extend the December 31, 2025 at 11 a.m. deadline. Fees must be successfully paid by the applicant before the deadline.
3. Plan review fees must be paid in full at the time of submittal. Invoicing, partial payments, or delayed payments do not establish vesting.
4. Planning staff must advise applicants that planning entitlement submittals or approvals do not vest the building code. Only complete building permit applications establish vesting.
5. Resubmittals after December 31, 2025 do not affect vesting, provided the original complete building permit application (including fee payment) was received before the deadline.
6. These requirements apply to all permit types that require building plan review.

Please direct any questions regarding this clarification to the Building and Safety Division.

Thank you.

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This memo may be shared with applicants, designers, and the public to ensure consistent communication regarding code applicability and submittal deadlines.