



FEE SCHEDULE PLUMBING/MECHANICAL ISSUANCE AND INSPECTION FEES

CITY AND COUNTY OF SAN FRANCISCO
49 SOUTH VAN NESS AVENUE, SAN FRANCISCO, CA 94103
PHONE: (628) 652-3200 sf.gov/dbi
September 2025

TABLE 1A-C

The following permit fees apply to all permits issued on and after September 1, 2025.

To calculate plumbing and mechanical permit fees, itemize the scope of work on the permit application, and identify the corresponding categories and fees from this table. Then, pay your fees online or at the Permit Center. DBI will process your payment before issuing your permit or scheduling inspections.

Separate applications and permits are required for each structure, condominium unit, common area, commercial office floor, individual tenant space or existing dwelling unit (except R3 occupancies - single-family homes, duplexes, townhouses and group living facilities housing fewer than 17 people).

Fees shall be paid in full before obtaining an occupancy approval, job card, gas tags or final sign-off.

Refunds

DBI's refund policy: [DBI Fee Schedule Refunds – Table 1A-R](#).

Apply for a refund: [Request for Refund and/or Permit Cancellation Form](#).

Permit Issuance Fees by Category		
CATEGORY 1P	Single Residential Unit – water service, sewer replacement, single plumbing fixture installation, shower pan installation, or a single kitchen or bathroom remodel (maximum two inspections)	\$276
CATEGORY 1M	Single Residential Unit – mechanical gas appliance (furnace, hydronic heat, heat pump) (maximum two inspections)	\$267
CATEGORY 2PA	Plumbing installation for residential construction with 6 or less dwelling units or guest rooms; without underground plumbing installation (includes water, gas, waste, and vent) (maximum three inspections)	\$483
CATEGORY 2PB	Plumbing installation for residential construction with 6 dwelling units or guest rooms or less; with underground plumbing installation (includes water, gas, waste, and vent) (maximum four inspections)	\$701
CATEGORY 2M	Mechanical gas appliances for residential construction with 6 dwelling units or guest rooms or less (maximum three inspections)	\$400
CATEGORY 3PA	7 – 12 Dwelling Units (maximum five inspections)	\$991
CATEGORY 3PB	13 – 36 Dwelling Units (maximum eight inspections)	\$1,982
CATEGORY 3PC	Over 36 Dwelling Units (maximum 30 inspections)	\$7,989
CATEGORY 3MA	7 – 12 Dwelling Units (maximum six inspections)	\$996

CATEGORY 3MB	13 – 36 Dwelling Units (maximum eight inspections)	\$1,980
CATEGORY 3MC	Over 36 Dwelling Units (maximum 30 inspections)	\$8,403
CATEGORY 4PA	Fire sprinklers – one and two family dwelling units (maximum three inspections)	\$267
CATEGORY 4PB	Fire sprinklers – three or more dwelling units or guest rooms, commercial and office –per floor (maximum two inspections per floor)	\$348
CATEGORY 5P/5M	Office, mercantile & retail buildings: New or Tenant Improvements; heating/cooling equipment to piping connected thereto – per tenant or per floor, whichever is less. (maximum two inspections per floor)	\$582
CATEGORY 6PA	Restaurants (New and Remodel) fee includes 5 or less drainage and or gas outlets – no fees required for public or private restroom (maximum four inspections)	\$543
CATEGORY 6PB	Restaurants (New and Remodel) fee includes 6 or more drainage and/or gas outlets – no fees required for public or private restroom (maximum seven inspections)	\$1,525
CATEGORY 8	New Boiler installations over 200k Btu	\$484
CATEGORY 9P/M	Surveys	\$507
CATEGORY 10P/M	Condominium Conversions	\$617
CATEGORY 11P/M	Miscellaneous	\$310
BOILER MAINTENANCE PROGRAM		
Permit to operate or renew (certificate issued) – Online		\$122
Permit to operate or renew (certificate issued) – In-House		\$208
Connection to utility company-provided steam (includes permits to operate)		\$208 per hour (Minimum One-Half Hour)
Renewal Required:		
1. Low-pressure boilers every 12 months. (See definition of low-pressure boilers in Chapter 2.)		
2. Water heaters when alteration or replacement permits are issued.		
Additional Inspections		
Conducted during regular business hours		\$303.75
• Billed in 45-minute increments at an hourly rate of \$405		
Conducted outside regular business hours		\$954
• Billed in two-hour increments at an hourly rate of \$477		
<p>This worksheet is for informational purposes only. Additional fees may apply to your building permit. This information is available in alternative formats for persons with disabilities. To request this fee schedule in alternative format, contact (628) 652-3200 or DBICustomerService@sfgov.org</p>		