



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
July 2026

**TABLE
1A-C**

The following permit fees apply to all permits issued on and after **July 12, 2026**.

Permit applicants shall show a complete itemization of the proposed scope of work and select the appropriate fee category.

A separate permit is required for each structure, condominium unit, existing apartment unit, high-rise office floor, suite, or tenant space.

Hourly issuance/inspection rates of \$519 per hour for regular inspections and \$555 per hour for off-hour inspections (Weekdays 6:00am-8:00am or 4:00pm-6:00pm, two hour minimum; Weekdays before 6:00am or after 6:00pm and weekends, four hour minimum) will apply for installations not covered by the fee categories below. Re-inspection or additional inspection per Section 108A.8, shall be \$259 per half hour.

Fees shall be paid in full prior to approval for occupancy, job card signature, gas tags, or final signoff, as applicable.

See Table 1A-R for refund policy.

A permit may include more than one category, and each category will be charged separately.

Permit Issuance Fees by Category		
Category	Description	Fee
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)	\$290
CATEGORY 1M	Single Residential Unit – mechanical gas appliance (furnace, hydronic heat, heat pump) (maximum two inspections)	\$290
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)	\$549
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)	\$809
CATEGORY 2M	Mechanical gas appliances for residential construction with 6 dwelling units or guest rooms or less (maximum three inspections)	\$420
CATEGORY 3PA	7 – 12 Dwelling Units (maximum five inspections)	\$1,045
CATEGORY 3PB	13 – 36 Dwelling Units (maximum eight inspections)	\$2,104
CATEGORY 3PC	Over 36 Dwelling Units (maximum 30 inspections)	\$8,679

Category	Description	Fee
CATEGORY 3MA	7 – 12 Dwelling Units (maximum six inspections)	\$1,073
CATEGORY 3MB	13 – 36 Dwelling Units (maximum eight inspections)	\$2,241
CATEGORY 3MC	Over 36 Dwelling Units (maximum 30 inspections)	\$9,198
CATEGORY 4PA	Fire sprinklers – one and two family dwelling units (maximum three inspections)	\$320
CATEGORY 4PB	Fire sprinklers – three or more dwelling units or guest rooms, commercial and office –per floor (maximum two inspections per floor)	\$372
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)	\$709
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)	\$655
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)	\$1,845
CATEGORY 8	New Boiler installations over 200k Btu	\$580
CATEGORY 9P/M	Surveys	\$580
CATEGORY 10P/M	Condominium Conversions	\$709
CATEGORY 11P/M	Miscellaneous	\$320

BOILER MAINTENANCE PROGRAM	
Service	Fee
Permit to operate or renew (certificate issued) – Online	\$145
Permit to operate or renew (certificate issued) – In-House	\$221
Connection to utility company-provided steam (includes permits to operate)	\$221 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.	

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