

[Building, Administrative Codes - Building Permit Fees Adjustment]

Ordinance amending the Building Code to adjust fees charged by the Department of Building Inspection; amending the Administrative Code to allow the Department of Building Inspection and Planning Department to charge notary fees; and affirming the Planning Department's determination under the California Environmental Quality Act.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Environmental and General Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 260478 and is incorporated herein by reference. The Board affirms this determination.

(b) On April 8, 2026, at a duly noticed public hearing, the Building Inspection Commission considered this ordinance in accordance with Charter Section 4.121 and Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection

1 Commission regarding the Commission's recommendation is on file with the Clerk of the
2 Board of Supervisors in File No. 260478.

3 (c) No local findings are required under California Health and Safety Code Section
4 17958.7 because the amendments to the Building Code contained in this ordinance do not
5 regulate materials or manner of construction or repair, and instead relate in their entirety to
6 administrative procedures for implementing the Code, which are expressly excluded from the
7 definition of a "building standard" by California Health and Safety Code Section 18909(c).

8 (d) The Department of Building Inspection submitted a report describing the basis for
9 modifying various fees in the Building Code. Said report is on file with the Clerk of the Board
10 of Supervisors in File No. 260478 and is incorporated herein by reference.

11
12 Section 2. Chapter 1A of the Building Code is hereby amended by revising Sections
13 107A.2 and 110A (specifically Tables 1A-A through 1A-S), to read as follows:

14
15 **107A.2 Permit Issuance Fees.** The minimum permit fee per Section 110A, Table 1A-A
16 – Building Permit Fees – shall be paid at the time an application for a building permit is
17 issued. The ~~New Building Construction~~ Permit Fees ~~Schedule~~ applies to new buildings or
18 structures. ~~The Alteration Permit Fee Schedule applies to~~ alterations, repairs, additions or other
19 work on an existing building or structure, or to the modification of the scope of an approved
20 permit as required by Section 106A.4.7.

21 The determination of value or valuation under any of the provisions of this code shall
22 be made by the Building Official. The value to be used in computing the permit issuance and
23 plan review fees shall be the final valuation upon completion of all construction work for which
24 the permit is issued, as well as all finish work, painting, roofing, mechanical, electrical,
25 plumbing, heating, air conditioning, elevators, fire-extinguishing systems and all other

1 permanently installed equipment and construction, even though other permits to perform such
2 work may be required.

3 The valuation shall be calculated at the time of permit issuance according to a cost
4 schedule posted in the office of the Department or by actual construction cost, whichever is
5 greater. The valuation shall be recalculated at the time of any addenda and/or revision
6 issuance. Any additional fees due resulting from the recalculation of valuation shall be paid
7 prior to addenda and/or revision issuance. The cost schedule shall be adjusted annually
8 based on construction cost data reported by a variety of sources, including without limitation,
9 local contractors, design professionals, cost estimators or nationally published construction
10 cost data books or websites. Contractor overhead and profit shall be reflected in the schedule.
11 The Building Inspection Commission is authorized to waive the annual cost schedule
12 adjustment if it determines that increasing the fees will exceed the cost of providing the
13 services for which the fees are paid.

14 15 **SECTION 110A – SCHEDULE OF FEE TABLES**

16 1A-A Building Permit Fees

17 1A-B Other Building Permit and Plan Review Fees

18 1A-C Plumbing/Mechanical Permit Issuance and Inspection Fees

19 1A-D Standard Hourly Rates

20 1A-E Electrical Permit Issuance and Inspection Fee Schedule

21 1A-F Reserved

22 1A-G Inspections, Surveys and Reports

23 1. Standard Inspection Fee

24 2. Off-Hours Inspection

25 3. Survey Inspection

- 1 4. Reinspection Fee
- 2 5. Survey of Nonresidential Buildings
- 3 6. Survey of Residential Buildings for any Purpose or Condominium Conversion
- 4 7. Temporary Certificate of Occupancy
- 5 8. Demolition Permit Fee
- 6 9. House Moving Permit Fee
- 7 10. ~~Grading Permit Fee~~ Re-roofing Permit Fee
- 8 11. ~~Re-roofing Permit Fee~~ Construction of Impervious Surface in the Required Front and Setback
- 9 Area
- 10 12. ~~Construction of impervious surface in the required front and setback area~~ Night Noise Permit
- 11 ~~13. Night Noise Permit~~
- 12 1A-H Reserved
- 13 1A-I Reserved
- 14 1A-J Miscellaneous Fees
- 15 1. Central Permit Bureau Processing Fee
- 16 2. Building Numbers
- 17 3. Extension of Time: Application Cancellation and Permit Expiration
- 18 4. Product Approvals
- 19 5. California Building Standards Commission Fee
- 20 6. ~~Vacant Building~~ Subdivision per referral 7. Local Equivalency Fee
- 21 8. Fire Only Administrative Processing Fee
- 22 9. Permit Withdrawal
- 23 1A-K Penalties, Hearings, Code Enforcement Assessments
- 24 1. Abatement Appeals Board Hearing, Filing Fee
- 25 2. Board of Examiners Filing Fees

3. Building Official's Abatement Orders

4. Emergency Order

5. Exceeding the Scope of the Approved Permit

6. Access Appeals Commission Filing Fee

7. Lien Recordation Charges

8. Work without Permit: Investigation Fee; Penalty

9. Building Commission Hearing Fees

10. Additional Hearings Required by Code

11. Violation Monitoring

12. Failure to Register Vacant Storefront

13. Subordination

14. Vacant Building – Initial and Annual Registration Fee

1A-L Public Information

1. Public Notification and Record Keeping Fees

2. Demolition Notices

3. ~~Notices~~ Reproduction and Dissemination of Public Information

4. ~~Reproduction and Dissemination of Public Information~~ Report of Residential Records (3R)

5. ~~Replacement of Approved Plans/Specifications~~ Duplication of Plans Administration Fee

6. ~~Records Retention Fee~~

1A-M Reserved

1A-N Energy Conservation

1A-O Reserved

1A-P Residential Code Enforcement and License Fees

1A-Q Hotel Conversion Ordinance Fees

1A-R Refunds

1A-S Unreinforced Masonry Building Retrofit

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TABLE 1A-A – BUILDING PERMIT FEES

	<u>NEW BUILDING PERMIT</u> <u>FEES CONSTRUCTION</u> ^{1,2,3}		<u>ALTERATIONS</u> ^{1,2,3}		<u>NO PLANS</u> ^{1,2,3}
TOTAL VALUATION	PLAN REVIEW FEE	PERMIT ISSUANCE FEE	PLAN REVIEW FEE	PERMIT ISSUANCE FEE	PERMIT ISSUANCE FEE
\$1 to \$2,000	\$182-181 for the first \$500 plus \$10-8.60 for each additional \$100 or fraction thereof, to and including \$2,000	\$161-206 for the first \$500 plus \$5-13.4 for each additional \$100 or fraction thereof, to and including \$2,000	\$182 for the first \$500 plus \$9.47 for each additional \$100 or fraction thereof, to and including \$2,000	\$169 for the first \$500 plus \$3.67 for each additional \$100 or fraction thereof, to and including \$2,000	\$195 for the first \$500 plus \$6.47 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$50,000	\$332-310 for the first \$2,000 plus \$20.46-28.35 for each additional \$100 or fraction thereof, to and including \$50,000	\$238-266 for the first \$2,000 plus \$6.54-8.56 for each additional \$100 or fraction thereof, to and including \$50,000	\$324 for the first \$2,000 plus \$27.83 for each additional \$100 or fraction thereof, to and including \$50,000	\$224 for the first \$2,000 plus \$6.83 for each additional \$100 or fraction thereof, to and including \$50,000	\$292 for the first \$2,000 plus \$9.40 for each additional \$100 or fraction thereof, to and including \$50,000

	for each additional \$1,000 or fraction thereof, to and including \$50,000	each additional \$1,000 or fraction thereof, to and including \$50,000	additional \$1,000 or fraction thereof, to and including \$50,000	\$1,000 or fraction thereof, to and including \$50,000	additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$200,000	\$1,314 <u>1,671</u> for the first \$50,000 plus \$13.15 <u>15.60</u> for each additional \$1,000 or fraction thereof, to and including \$200,000	\$552 <u>677</u> for the first \$50,000 plus \$5.88 <u>4.83</u> for each additional \$1,000 or fraction thereof, to and including \$200,000	\$1,660 for the first \$50,000 plus \$16.31 for each additional \$1,000 or fraction thereof, to and including \$200,000	\$552 for the first \$50,000 plus \$5.88 for each additional \$1,000 or fraction thereof, to and including \$200,000	\$743 for the first \$50,000 plus \$4.61 for each additional \$1,000 or fraction thereof, to and including \$200,000
\$200,001 to \$500,000	\$3,286 <u>4,011</u> for the first \$200,000 plus \$8.12 <u>13.31</u> for each	\$1,434 <u>1,402</u> for the first \$200,000 plus \$4.55 <u>4.21</u> for each additional	\$4,106 for the first \$200,000 plus \$13.53 for each additional	\$1,434 for the first \$200,000 plus \$4.55 for each additional \$1,000 or fraction	Plans Required for Submittal

	additional \$1,000 or fraction thereof, to and including \$500,000	\$1,000 or fraction thereof, to and including \$500,000	\$1,000 or fraction thereof, to and including \$500,000	thereof, to and including \$500,000	
\$500,001 to \$1,000,000	\$5,721-8,003 for the first \$500,000 plus \$8.51 <u>9.89</u> for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$2,798-2,666 for the first \$500,000 plus \$3.46-3.63 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$8,165 for the first \$500,000 plus \$9.67 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$2,798 for the first \$500,000 plus \$3.46 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$2,798 for the first \$500,000 plus \$3.46 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$9,976-12,950 for the first \$1,000,000 plus \$6.29 <u>7.81</u> for each additional \$1,000 or	\$4,527-4,481 for the first \$1,000,000 plus \$2.87-2.93 for each additional \$1,000 or	\$12,998 for the first \$1,000,000 plus \$8.38 for each additional \$1,000 or	\$4,527 for the first \$1,000,000 plus \$2.87 for each additional \$1,000 or fraction thereof, to and	\$4,527 for the first \$1,000,000 plus \$2.87 for each additional \$1,000 or

	fraction thereof, to and including \$5,000,000	fraction thereof, to and including \$5,000,000	fraction thereof, to and including \$5,000,000	including \$5,000,000	fraction thereof, to and including \$5,000,000
\$5,000,001 to \$50,000,000	\$35,117 44,171 for the first \$5,000,000 plus \$2.66 2.62 for each additional \$1,000 or fraction thereof	\$16,000-16,211 for the first \$5,000,000 plus \$1.49-1.55 for each additional \$1,000 or fraction thereof	\$46,532 for the first \$5,000,000 plus \$2.57 for each additional \$1,000 or fraction thereof	\$16,000 for the first \$5,000,000 plus \$1.49 for each additional \$1,000 or fraction thereof	\$16,000 for the first \$5,000,000 plus \$1.49 for each additional \$1,000 or fraction thereof
\$50,000,001 to \$100,000,000	\$154,996 161,876 for the first \$50,000,000 plus \$2.17 3.39 for each additional \$1,000 or fraction thereof	\$83,121-86,181 for the first \$50,000,000 plus \$1.71-1.74 for each additional \$1,000 or fraction thereof	\$162,132 for the first \$50,000,000 plus \$2.84 for each additional \$1,000 or fraction thereof	\$83,121 for the first \$50,000,000 plus \$1.71 for each additional \$1,000 or fraction thereof	\$83,121 for the first \$50,000,000 plus \$1.71 for each additional \$1,000 or fraction thereof

\$100,000,001 to \$200,000,000	\$263,263 <u>331,339</u> for the first \$100,000,000 plus \$2.68 <u>3.13</u> for each additional \$1,000 or fraction thereof	\$168,553 <u>173,272</u> for the first \$100,000,000 plus \$2.69 <u>2.82</u> for each additional \$1,000 or fraction thereof	\$304,022 for <i>the first</i> \$100,000,000 <i>plus \$2.87</i> <i>for each</i> <i>additional</i> <i>\$1,000 or</i> <i>fraction</i> <i>thereof</i>	\$168,553 for <i>the first</i> \$100,000,000 <i>plus \$2.69 for</i> <i>each additional</i> <i>\$1,000 or</i> <i>fraction thereof</i>	\$168,553 for <i>the first</i> \$100,000,000 <i>plus \$2.69 for</i> <i>each</i> <i>additional</i> <i>\$1,000 or</i> <i>fraction</i> <i>thereof</i>
\$200,000,001 and up	\$531,050 <u>644,458</u> for the first \$200,000,000 plus \$2.68 <u>3.13</u> for each additional \$1,000 or fraction thereof	\$437,894 <u>455,407</u> for the first \$200,000,000 plus \$2.69 <u>2.82</u> for each additional \$1,000 or fraction thereof	\$590,988 for <i>the first</i> \$200,000,000 <i>plus \$2.87</i> <i>for each</i> <i>additional</i> <i>\$1,000 or</i> <i>fraction</i> <i>thereof</i>	\$437,894 for <i>the first</i> \$200,000,000 <i>plus \$2.69 for</i> <i>each additional</i> <i>\$1,000 or</i> <i>fraction thereof</i>	\$437,894 for <i>the first</i> \$200,000,000 <i>plus \$2.69 for</i> <i>each</i> <i>additional</i> <i>\$1,000 or</i> <i>fraction</i> <i>thereof</i>

NOTES:

1. These permit fees do not include other fees that may be required by other Departments: Public Works, Planning, Fire, Public Health, etc., nor do they include plumbing, electrical, or mechanical permit fees unless so stated in the other fee tables.

2. A surcharge of \$5.00 shall be added to those alteration permits sought for buildings classified as R3 (one/two-family dwelling) and E3 (licensed day care) that were constructed prior to 1979 to implement the interior lead safe work practices provisions of Section 327 *et seq.* of this code.

3. All permit fees, including inspection fees, related to reviewing the structural integrity of awning replacements for permits submitted "over the counter" at the Central Permit Bureau are hereby waived for any Small Business that applies for a permit for such activities during the month of May. For purposes of this Section, a Small Business shall be a business with a total workforce of 100 or fewer fulltime employees. To the extent this provision for Small Business Month Fee Waivers differs from the description in subsection (f) on page 43 of Ordinance No. 149-16, this provision governs.

TABLE 1A-B – OTHER BUILDING PERMIT AND PLAN REVIEW FEES

1. Plan Review Fees Not Covered in Table 1A-A:	\$399-602 per hour (Minimum One Hour)
2. Back Check Fee:	\$399-602 per hour (Minimum One Hour)
3. Pre-application Plan Review Fee:	\$368-602 per hour - Minimum Four Hours Per Project
4. Reduced Plan Review Fee:	50% of the Plan Review Fee
5. Sign Plan Review Fee:	See Table 1A-A – Building Permit Fees
6-5. Site Permit Fee:	25% of Plan Review Fee based on Table 1A-A . Minimum fee \$500
7-6. Premium Plan Review Fee– Submitted application:	50% of Plan Review Fee plus \$1,000

1 2 8.7. Third-Party Experts and Other Permit 3 Related Actions Fee: 4	Actual costs that the Department incurs in administering and processing the action or procedure on a time and materials basis.
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5 **NOTES:**

- 6 1. See Table 1A-D – Standard Hourly Rates.
- 7 2. “Back check” is defined as: (1) that time spent reviewing applicant-initiated
- 8 revisions to plans that do not affect the valuation, scope or size of the project; or (2) any
- 9 additional plan review performed on required corrections to plans beyond the standard review
- 10 process, as determined by the Building Official. Plan review required for applicant-initiated
- 11 revisions affecting valuation, scope, or size of project may be assessed a new plan review fee
- 12 in addition to the initial plan review fee as determined by the Building Official.
- 13

14 **TABLE 1A-C – PLUMBING/MECHANICAL PERMIT ISSUANCE AND INSPECTION**

15 **FEES**

- 16 A. Permit applicants shall show a complete itemization of the proposed scope of work and
- 17 select the appropriate fee category.
- 18 B. A separate permit is required for each structure, condominium unit, existing apartment
- 19 unit, high-rise office floor, suite, or tenant space.
- 20 C. Hourly issuance/inspection rates of ~~\$405-519~~ per hour for regular inspections and ~~\$477~~
- 21 555 per hour for off-hour inspections (minimum two hours Weekdays 6:00 a.m. - 8:00 a.m., or 4:00
- 22 p.m. - 6:00 p.m., two hour minimum; Weekdays before 6:00 a.m. or after 6:00 p.m. and weekends, four
- 23 hour minimum) for off-hour inspections will apply for installations not covered by the fee
- 24 categories below. Re-inspection or additional inspection per Section 108A.8 shall be \$259 per half
- 25 hour.

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

E. See Table 1A-R for refund policy.

Permit Issuance Fees by Category:

CATEGORY 1P	Single Residential Unit– water service, sewer replacement, single plumbing fixture installation, shower pan installation, or kitchen or bathroom remodels	\$276 <u>290</u>
CATEGORY 1M	Single Residential Unit– mechanical gas appliance (furnace, hydronic heat, heat pump)	\$267 <u>290</u>
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)	\$483 <u>549</u>
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)	\$701 <u>809</u>
CATEGORY 2M	Mechanical gas appliances for residential construction with 6 dwelling units or guest rooms or less	\$400 <u>420</u>
CATEGORY 3PA	7 - 12 Dwelling Units	\$991 <u>1,045</u>
CATEGORY 3PB	13 - 36 Dwelling Units	\$1,982 <u>2,104</u>
CATEGORY 3PC	Over 36 Dwelling Units	\$7,989 <u>8,679</u>
CATEGORY 3MA	7 - 12 Dwelling Units	\$996 <u>1,073</u>

1	CATEGORY 3MB	13 - 36 Dwelling Units	\$1,980 <u>2,241</u>
2	CATEGORY 3MC	Over 36 Dwelling Units	\$8,403 <u>9,198</u>
3	CATEGORY 4PA	Fire sprinklers – one and two family dwelling units	\$267 <u>320</u>
4	CATEGORY 4PB	Fire sprinklers – 3 or more dwelling units or guest rooms, commercial and office – per floor	\$348 <u>372</u>
5	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	\$582 <u>709</u>
6	CATEGORY 6PA	Restaurants (new and remodel) fee includes 5 or less drainage and or gas outlets– no fees required for public or private restroom	\$543 <u>655</u>
7	CATEGORY 6PB	Restaurants (new and remodel) fee includes 6 or more drainage and/or gas outlets– no fees required for public or private restroom	\$1,525 <u>1,845</u>
8	CATEGORY 8	New boiler installations over 200 kbtu <u>BTU</u>	\$484 <u>580</u>
9	CATEGORY 9P/M	Surveys	\$507 <u>580</u>
10	CATEGORY 10P/M	Condominium conversions	\$617 <u>709</u>
11	CATEGORY 11P/M	Miscellaneous	\$310 <u>320</u>
12	Boiler Maintenance Program		
13	Permit to operate or renew (certificate issued) - Online		\$122 <u>145</u>
14	Permit to operate or renew (certificate issued) – In-House		\$208 <u>221</u>

Connection to utility company-provided steam (includes permit to operate)	\$208 <u>221</u> 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.	

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

TABLE 1A-D – STANDARD HOURLY RATES

1. Plan Review ~~\$481~~ 526 per hour
2. Inspection ~~\$571~~ 519 per hour, ~~\$742~~ 555 per hour for off-hour inspection
3. Administration ~~\$298~~ 303 per hour
4. Housing Inspection ~~\$596~~ 672 per hour

TABLE 1A-E – ELECTRICAL PERMIT ISSUANCE AND INSPECTION FEE SCHEDULE

- A. Permit applicants are required to itemize the propose scope of work and select the appropriate category and fee amount.
- B. Separate permits are required for each structure, condominium unit, existing dwelling unit (except in R3 occupancies), common area, commercial office floor or individual tenant space.

C. Hourly permit issuance/inspection rates of ~~\$405-519~~ per hour for regular inspections and ~~\$477-555~~ per hour *for off-hours inspections (minimum two hours Weekdays 6:00 a.m. -8:00 a.m., or 4:00 p.m. - 6:00 p.m., two hour minimum; Weekdays before 6:00 a.m. or after 6:00 p.m. and weekends, four hour minimum) for off hour inspections* shall apply for installations not covered by this fee schedule. *Re-inspection or additional inspection per Section 108A.8 shall be \$259 per half hour.*

* * * *

Category 1

General Wiring: Residential Buildings up to 10,000 sq. ft.

Up to 10 outlets and/or devices	\$273-305
11 to 20 outlets and/or devices	\$426-450
Up to 40 outlets and/or devices, includes up to 200 Amp service upgrade	\$534-580
* More than 40 outlets and/or devices	\$734-740
* Buildings of 5,000 to 10,000 sq. ft.	\$1,066-1,289

Category 2

General Wiring: Nonresidential Buildings & Residential Buildings over 10,000 sq. ft.

Up to 5 outlets and/or devices	\$410-480
6 to 20 outlets and/or devices	\$630-625
* Areas up to 2,500 sq. ft.	\$855-915
* 2,501 to 5,000 sq. ft.	\$1,251-1,380
* 5,001 to 10,000 sq. ft.	\$2,119-2,463

* 10,001 to 30,000 sq. ft.	\$4,177-4,546
* 30,001 to 50,000 sq. ft.	\$8,528-10,008
* 50,001 to 100,000 sq. ft.	\$12,669-14,444
* 100,001 to 500,000 sq. ft.	\$25,683-29,781
* 500,001 to 1,000,000 sq. ft.	\$57,026-67,519
* More than 1,000,000 sq. ft.	\$113,993-140,150
* Includes Category 3 & 4 installations in new buildings or major remodel work	

Category 3

Service Distribution and Utilization Equipment

Includes: Generators, UPS, Transformers and Fire Pumps

(Use Category 3 for installations separate from the scope of work in Categories 1 or 2)

(includes two inspections)

225 amps rating or less	\$397-450
250 to 500 amps	\$609-709
600 to 1000 amps	\$822-839
1,200 to 2,000 amps	\$1,248-1,358
More than 2,000 amps	\$1,619-1,747
600 volts or more	\$1,672-1,877
150 kva or less	\$398-450
151 kva or more	\$609-709
Fire Pump installations	\$824-839

1 **Category 4**

2 **Installations of Fire Warning and Controlled Devices**

3 **(Use Category 4 for installations separate from the scope of work in Categories 1 or 2)**

4 Up to 2,500 sq. ft.	\$461 <u>480</u>
5 2,501 to 5,000 sq. ft.	\$680 <u>755</u>
6 5,001 to 10,000 sq. ft.	\$1,251 <u>1,380</u>
7 10,001 to 30,000 sq. ft.	\$2,067 <u>2,334</u>
8 30,001 to 50,000 sq. ft.	\$4,212 <u>4,836</u>
9 50,001 to 100,000 sq. ft.	\$8,319 <u>8,970</u>
10 100,001 to 500,000 sq. ft.	\$12,211 <u>13,319</u>
11 500,001 to 1,000,000 sq. ft.	\$27,749 <u>32,818</u>
12 More than 1,000,000 sq. ft.	\$55,697 <u>66,502</u>

13
14
15 **Fire Warning and Controlled Devices (Retrofit Systems)**

16 Buildings of not more than 6 dwelling units	\$624 <u>610</u>
17 Buildings of not more than 12 dwelling units	\$842 <u>885</u>
18 Buildings with more than 12 dwelling units and non-residential 19 occupancy	
20 Building up to 3 floors	\$1,226 <u>1,304</u>
21 4–9 floors	\$2,497 <u>2,593</u>
22 10–20 floors	\$4,203 <u>4,576</u>
23 21–30 floors	\$8,319 <u>8,970</u>
24 More than 30 floors	\$12,211 <u>13,319</u>

Category 5

Miscellaneous Installations

Installation of EV Charging Station	Same fee as is applicable for Category 3 – Service Distribution and Utilization Equipment.
Remodel/Upgrade of Existing Hotel Guest/SRO Rooms	
Up to 6 rooms	\$525 <u>625</u>
Each additional group of 3 rooms	\$264 <u>320</u>
Data, Communications, and Wireless System	
10 cables or less	Exempt
11 to 500 cables	\$283 <u>320</u>
Each additional group of 100 cables	\$68 <u>78</u>
Security Systems, 10 components or less	\$283 <u>320</u>
Each additional group of 10 components	\$43 <u>52</u>
Includes installations and devices that interface with life safety systems; excludes installations in R3 Occupancies	
Office Workstations, 5 or less	\$283 <u>320</u>
Each additional group of 10 workstations	\$97 <u>130</u>
Temporary Exhibition Wiring, 1 to 100 booths	\$411 <u>480</u>
Each additional group of 10 booths	\$68 <u>78</u>
Exterior Electrical Sign	\$283 <u>320</u>

1	Interior Electrical Sign	\$283 <u>320</u>
2	Each Additional Sign, at the same address	\$86 <u>104</u>
3	Garage Door Operator (Requiring receptacle installation)	\$284 <u>320</u>
4	Quarterly Permits	\$650 <u>778</u>
5	Maximum five outlets in any one location	
6	Survey, per hour or fraction thereof	\$284 <u>320</u>
7	Survey, Research, and Report preparation, per hour or fraction	\$536 <u>600</u>
8	thereof	
9	Witness Testing: life safety, fire warning, emergency, and energy	
10	management systems	
11	Hourly Rate	\$430 <u>519</u>
12	Off-hour s inspection s hourly rate: (two hour minimum)	\$477 <u>555</u>
13	Energy Management, HVAC Controls, and Low-Voltage Wiring	
14	Systems	
15	1–10 floors	\$860 <u>1,075</u>
16	Each additional floor	\$97 <u>130</u>
17	Solar Photovoltaic Systems	
18	10 KW rating or less	\$283 <u>320</u>
19	Each additional 10 KW rating	\$238 <u>259</u>

TABLE 1A-F – RESERVED

TABLE 1A-G – INSPECTIONS, SURVEYS AND REPORTS

1. Standard Hourly Rate	\$405 <u>519</u> per hour
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1		\$477-555 per hour – (Weekdays 6:00 a.m. -8:00
2		a.m., or 4:00 p.m. - 6:00 p.m., Two Hour
3	2. Off-hours inspection	<u>Minimum; Weekdays before 6:00 a.m. or after</u>
4		<u>6:00 p.m. and weekends, Four Hour Minimum)</u>
5		<u>Minimum Two Hours plus permit fee</u>
6	3. Survey inspection	\$405-549 per hour - Minimum Two Hours
7	4. Re-inspection fee <i>or additional inspection</i> <i>per Section 108A.8</i>	\$203-259 per <u>half</u> hour
8	5. Survey of nonresidential buildings:	\$405-519 per hour - Minimum Two Hours
9	6. Survey of residential buildings for any	
10	purpose or Condo Conversions:	
11	Single unit	\$3,700-3,860
12	Two to four units	\$4,738-4,898
13	Five + units	\$5,159-5,936 plus Standard Hourly Inspection
14		Rate
15	Hotels:	
16	Includes 10 guestrooms	\$3,541-5,417
17	11 + guestrooms	\$4,068-5,417 plus \$114-206 per guestroom
18		over 10
19	7. Temporary Certificate of Occupancy	\$670-822
20	8. Demolition Permit Fee	\$646-724
21	9. House Moving Permit Fee	\$405-519 per hour (Three Hour Minimum)
22	10. Grading Permit Fee	<i>See Table 1A-A for New Construction fees</i>
23	11. Re-roofing Permit Fee	
24	Single-Family Homes and Duplexes	\$309-320
25		

For all others	\$509 <u>556</u>
1211. Construction of impervious surface in the required front and setback area	\$229 <u>303</u>
1312. Night Noise Permit	\$670 <u>747</u>

TABLE 1A-H –RESERVED

TABLE 1A-I – RESERVED

TABLE 1A-J – MISCELLANEOUS FEES

1. General Administrative Fees Not Covered in Section 110A	\$226 <u>303</u> per hour - Minimum One-Half Hour
2. Building numbers: <i>New or change of existing address-(each entrance)</i>	\$317 <u>759</u> <i>New addresses</i>
	\$506 <i>Change of existing addresses or lot numbers</i>
3. Extension of time for application cancellation and permit expiration:	
Each application extension (in plan review)	\$526 <u>415</u> each plus 20% of Plan Review Fees
Each permit extension	\$452 <u>228</u> each plus 10% of Building Permit Inspection Fees
4. California Building Standards Commission Fee	Pursuant to the provisions of California Health and Safety Code Sections 18930.5, 18931.6, 18931.7

	and 18938.39, \$4 per \$100,000 in valuation, as determined by the Building Official, with appropriate fractions thereof, but not less than \$1.
5. Strong Motion Instrumentation Program Fee	
Group R Occupancies <i>of 3 stories or less, except hotels and motels</i>	0.00013 times the valuation
<i>Hotels and motels, all buildings greater than 3 stories,</i> # <u>All</u> occupancies other than Group R	0.000248 times the valuation
Minimum fee	\$1.60 <u>0.50</u>
6. Subdivision <i>per referral</i>	\$692 <u>1,356</u>
7. Slope and Seismic Hazard Zone Protection Act	\$2,888
8 7. Local Equivalency Fee	\$481 <u>526</u> per hour (Minimum Quarter Hour)
8. Fire Only Administrative Processing Fee	\$152
9. Permit Withdrawal	\$303

TABLE 1A-K – PENALTIES, HEARINGS, CODE ENFORCEMENT ASSESSMENTS

1. Abatement Appeals Board hearing, filing fee	\$534 <u>778</u> per case
2. Board of Examiners filing fees:	

Each appeal for variance from interpretation of code requirements	\$372-526 per hour Minimum Four Hours
Each appeal for approval of substitute materials or methods of construction	\$372-526 per hour Minimum Four Hours
3. Building Official's abatement order hearing	\$372-595 per hour - Minimum Two Hours
4. Emergency order	\$497-671 per hour Minimum Two Hours
5. Exceeding the scope of the approved permit	2 times the Permit Issuance Fee
6. Access Appeals Commission:	
Filing fee	\$471-830 per hour - Minimum Two Hours per appeal
Request for a rehearing	\$471-830 per hour - Minimum Two Hours
7. Lien recordation charges	\$372-1,711 or 10% percent of the amount of the unpaid balance, including interest, whichever is greater
8. Work without permit: investigation fee:	
Building, Electrical, Plumbing or Mechanical Code violations	9 times the Permit Issuance Fee plus the original permit fee
9. Building Inspection Commission hearing fees:	
Notice of appeal	\$471-830 per hour - Minimum Four Hours
Request for jurisdiction	\$471-830 per hour - Minimum Four Hours
Request for rehearing	\$471-830 per hour - Minimum Two Hours

10. Additional hearings required by Code	\$471 <u>830</u> per hour - Minimum Four Hours
11. Violation monitoring fee (in-house)	\$149 <u>152</u> each per month
12. Failure to register vacant commercial storefront	4 <u>2</u> times the registration fee
13. Subordination	\$894 <u>1,429</u>
14. Vacant building – initial and annual registration fee	\$1,850 <u>1,190</u>

TABLE 1A-L – PUBLIC INFORMATION

1. Public notification and record keeping fees:	
Structural addition notice	\$257 <u>303</u> per hour - Minimum Three-Quarter Hour
Posting of notices (change of use)	\$257 <u>303</u> per hour - Minimum Three-Quarter Hour
Requesting notice of permit issuance (each address) per year	\$257 <u>303</u> per hour - Minimum Three-Quarter Hour
30-inch by 30-inch (762 mm by 762 mm) sign	\$64 <u>76</u>
2. Demolition <u>Notices</u> :	
Notice of application and permit issuance by area/interested parties:	
— 1 area (1 area = 2 blocks)	\$205 yearly fee for each area

3. Notices:	
300-foot (91.44 m) notification letters	\$184 <u>303</u> per hour – Minimum Three Hours
<i>Residential tenants notification</i>	\$184 per hour – Minimum One Half Hour
43. Reproduction and dissemination of public information:	
Certification of copies:	
Each 10 pages or fraction thereof	\$33 <u>76</u>
Hard copy prints:	<u>\$0.10</u>
5. Records Retention Fee	
Each 20 pages or fraction thereof of plans or supporting documentation (e.g. soil reports, structural calculations, acoustical reports, energy calculations, etc.)	\$74
64. Report of residential records (3R)	\$286 <u>379</u>
75. Duplication of Plans Administration Fee	\$113 <u>152</u>

TABLE 1A-M – RESERVED

TABLE 1A-N – ENERGY CONSERVATION

	INITIAL INSPECTION	COMPLIANCE INSPECTION
Single-family dwellings and two-family dwellings	\$448 <u>824</u>	\$200 <u>336</u>

Apartment houses and residential hotels:		
Up to 20 rooms	\$603-975	\$299-504
Each additional 10 rooms or portion thereof	\$200-336	\$155-336
Energy reports and certificates:		\$113-152
Filing fee for appeals:		\$226-303
Certification of qualified energy inspector:		\$450-714

TABLE 1A-O – RESERVED

TABLE 1A-P – RESIDENTIAL CODE ENFORCEMENT AND LICENSE FEES

1. One- and Two-family dwelling unit fees:	\$140-198 per rental unit
2. Apartment house license fees:	
Apartment houses of 3 to 12 units	\$542-381 per year
Apartment houses of 13 to 30 units	\$863-595 per year
Apartment houses of more than 30 units	\$1,066-793 and \$156-183 for each additional 10 units or portion thereof
3. Hotel license fees:	
Hotels of 6 to 29 rooms	\$639-824 per year
Hotels of 30 to 59 rooms	\$956-1,143 per year
Hotels of 60 to 149 rooms	\$1,154-1,387 per year

Hotels of 150 to 200 rooms	\$1,454-1,799 per year
Hotels of more than 200 rooms	\$1,849-2,287 and \$156-244 for each additional 25 rooms or portion thereof

TABLE 1A-Q – HOTEL CONVERSION ORDINANCE FEES

1. Annual unit usage report	\$228-152
2. Appeal of initial or annual status determination:	\$405-672 per hour pursuant to Section 110A of this Code shall apply for Department Inspector's work on such request plus fees for Hearing Officer
3. Challenge to claims of exemption:	
Usage report	\$113-152
Claim of exemption based on low-income housing	\$799-1,344
Claim of exemption based on partially completed conversion	\$1,199-2,016
4. Complaint of unlawful conversion	\$113-152
Determination by Department of Real Estate and cost of independent appraisals	Actual costs
5. Initial unit usage report	\$799-1,344
6. Permit to convert	\$1,317-2,411
7. Request for hearing to exceed 25% tourist season rental limit:	

1	Inspection staff review	\$405-672 per hour
2	Statement of exemption - Hearing	
3	Officer fee	\$797-1,344
4	8. Unsuccessful challenge:	
5	Usage report:	
6	Inspection staff review	\$405-672 per hour
7	Statement of exemption -	
8	Hearing Officer fee	\$799-1,344
9	Request for winter rental:	
10	Standard hourly inspection fee	\$405-672 per hour

TABLE 1A-R – REFUNDS

Partial or complete refunds of only those fees contained herein will be given, provided the applicant meets the refund requirements of the applicable section of this Code. No other fees are refundable, except as follows:

16	1. Application or Permit Issuance Fee:	
17	Building, plumbing, electrical or	Amount paid less \$357-303 or actual costs,
18	mechanical permit issuance fee	whichever is greater. No refunds given after
19		work started.
20	Plan Review Fees (each)	Amount determined by the Building Official
21		less \$357-303
22		No Refund due after application deemed
23		acceptable for Department of Building
24		Inspection Plan Review
25	2. Miscellaneous Fees:	Amount paid less \$357-303

No refunds less than ~~\$357~~303

No refunds given after work started.

No existing permittee who paid a fee under the fee schedules in effect at the time the fee was paid shall be eligible for a refund or subject to a fee reassessment as a result of an amendment to the fee schedules. If the Building Official determines that an error has been made in the assessment of fees, a refund for the portion determined to be in error may be made upon written request by the applicant.

**TABLE 1A-S – UNREINFORCED MASONRY BEARING WALL BUILDING
RETROFIT**

Review of Inventory Form (Section 1604B.2.1)	\$372 <u>526</u> per hour - Minimum Two Hours
Review of the summary of the engineering report (Section 1604B.2.3)	\$372 <u>526</u> per hour - Minimum Two Hours
Board of Examiners filing fees (Section 105A7.4):	
Each appeal for a variance from or interpretation of code requirements	\$372 <u>526</u> per hour - Minimum Two Hours
Each appeal for the approval of substitute materials or methods of design or construction (Section 105A.7.3)	\$372 <u>526</u> per hour - Minimum Two Hours

Section 3. Chapter 8 of the Administrative Code is hereby amended by revising Section 8.44, to read as follows:

1 **SEC. 8.44. DEPARTMENT OF ADMINISTRATIVE SERVICES REPRODUCTION**
2 **AND NOTARY FEES.**

3 (a) **Authority.** The Department of Administrative Services (and Planning Department
4 and Department of Building Inspection with respect to Notary Fees) is hereby authorized to charge
5 the following fees to any persons requesting the following documents or services:

6
7 * * * *

8
9 Section 4. Implementation. The Controller is authorized and directed to make budget
10 and accounting adjustments to implement the changes herein within 60 days of the effective
11 date.

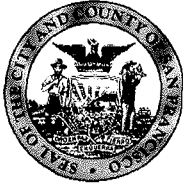
12
13 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
14 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
15 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
16 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
17 additions, and Board amendment deletions in accordance with the "Note" that appears under
18 the official title of the ordinance.

19
20 Section 6. Effective Date. This ordinance shall become effective on the 31st day after
21 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
22 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
23 of Supervisors overrides the Mayor's veto of the ordinance.

1 APPROVED AS TO FORM:
2 DAVID CHIU, City Attorney

3 By: /s/ Robb Kapla
4 ROBB KAPLA
Deputy City Attorney

5 4925-8918-7234, v. 1
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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 260478

Date Passed: June 09, 2026

Ordinance amending the Building Code to adjust fees charged by the Department of Building Inspection; amending the Administrative Code to allow the Department of Building Inspection and Planning Department to charge notary fees; and affirming the Planning Department's determination under the California Environmental Quality Act.

May 20, 2026 Budget and Appropriations Committee - RECOMMENDED

June 02, 2026 Board of Supervisors - PASSED ON FIRST READING

Ayes: 10 - Chan, Chen, Dorsey, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

Excused: 1 - Fielder

June 09, 2026 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Chan, Chen, Dorsey, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

Excused: 1 - Fielder

File No. 260478

I hereby certify that the foregoing
Ordinance was **FINALLY PASSED** on
6/9/2026 by the Board of Supervisors of the
City and County of San Francisco.



Angela Calvillo
Clerk of the Board



Daniel Lurie
Mayor

6/11/26

Date Approved