

# Development Services

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## Fee Schedule for Mechanical, Electrical, Plumbing/Gas Permits

**INFORMATION BULLETIN**  
**103**  
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This information bulletin explains the process and fees associated with mechanical, electrical, and plumbing (MEP) permits. Separate building and MEP permits are required for all non-residential and Multi-Dwelling Unit (MDU) construction. Each building must have its own MEP permit. Electrical permits are required for all electrical work except as exempted in SDMC Section 129.0303 of the Land Development Code. Mechanical and plumbing permits are required for all mechanical and plumbing work except as exempted in SDMC Section 129.0403 and 129.0404 of the Land Development Code.

Plumbing and Mechanical equipment, including water heaters, washing machines, air conditioner units and pool equipment shall not be installed in required side or rear yards of Residential Zones unless they comply with SDMC Section 131.0461(a)(5).

### I. Required Documents and Outside Reviews

#### A. Project Contact Forms

- A General Application form (DS-3032) must be submitted for Simple Permits.
- The Project Contacts Information form (DS-345) must be submitted at the time of permit issuance for all other permits.

#### B. Owner-Builder Form

If the property owner is doing the work or is hiring different contractors, a separate Owner-Builder Verification form (DS-3042) must be signed by the owner before the permit can be issued.

#### C. Circuit Card

A completed and signed City of San Diego Electrical Circuit Card (DS-1779) is required at the time of inspection of any electrical components or systems added to a single dwelling unit or duplex unless electrical plans, calculations or single-line drawings are included in the approved plans.

#### D. HERS Rating

When a HERS rating is required, a HERS rater shall provide the test for which the rating is required and provide a report to the owner or contractor. This certificate is required to obtain final inspection approval. The companies or individuals providing HERS testing shall be certified. A list of the certified companies is available [here](#).

#### E. Historical Review

If your site contains a designated historical resource or is located in a historic district, plans will be required for review. Refer to Information Bulletin 581, Designated Historical Resource Review.

#### F. Address Review

If an address has not been assigned, a site plan and an addressing review will be required. An additional \$98.86 fee may be assessed for assigning an address.

#### G. Food Establishment Wastewater Discharge (FEWD) Review

All new or replacement Grease Trap/Interceptors require approval from the Public Utilities Department. Refer to the [Public Utilities website](#).

#### H. Building Permit and/or Structural Calculations Required

1. Building Construction Plans are required to be submitted and a Building Permit is required when one or more of the following conditions are present:

- The supporting floor, roof and platform structure require alterations to accommodate support and anchorage of the equipment.
- Special instructions are required.
- Equipment is supported on a pad on grade.

2. Structural Calculations are required to determine the anchorage of the equipment to the supporting ground, floor, roof and platform and to verify the adequacy of the supporting structural framing elements when one or more of the following conditions are present:

- Equipment weight exceeds 400 pounds.
- Center of gravity (mass) of the equipment exceeds four feet above the supporting base.

### II. Options for Service

#### A. Simple Permits - MEP

Items listed in the following tables that qualify for Simple Permits-MEP do not require plan review and can apply for permits through the online [portal](#) by selecting Simple Permits. Note that historical designated resources and projects in historic districts do not qualify for Simple Permits-MEP and must be submitted as a Standalone MEP permit with plans. If a project scope includes items that need plan review along with items that qualify for Simple Permits-MEP, the project does not qualify for Simple Permits-MEP and all items must be included in the permit scope to be plan reviewed.

#### B. Standalone MEP with Plans

MEP permits that require plans and MEP permits related to a building permit must be submitted through the online [portal](#). Select the specific permit type for requested standalone MEPs - Electrical, Mechanical or Plumbing Permits.

#### C. Building Permits with MEP

Building Permits that contain MEP work must be submitted through the online [portal](#) by selecting Building Permit.

### III. Fees

#### A. Records Fee

This fee is assessed for all projects at issuance to recover the cost of imaging and archiving the documents in Records. If more than one approval is being issued under the same project at the same time, this fee will be charged once.

Records Fee - No Plan Permit..... \$35.48  
Mapping Fee..... \$10.00

#### B. Plan Check/Inspection Fee

Items identified, on the fee schedules, as requiring plans for non-residential and MDU construction (three or more units) will be reviewed prior to issuance of a permit. In most cases, the plan review occurs as part of a building permit application, and the inspection fees are assessed at that time. If a plan review is required, and one was not conducted as part of a building permit application, plans will be required, and a plan review fee will be charged per Information Bulletin 501, in addition to the inspection fees per the fee schedule.

**Please note that plan check, inspection and records fees are non-refundable. See the Refund Policy noted within Refund Application Form DS-721 for additional refund information.**

**TABLE 1A: MECHANICAL FEE SCHEDULE (PER BUILDING USE)** The following fees are for mechanical systems that serve the specified use (for example, the hotel fee includes all mechanical systems serving hotel rooms). Mechanical systems serving mixed uses shall be charged based upon each fees listed in Table 1A or Table 1B, as applicable.

Qualifies for	Use	Unit	First Unit	Each Add'l Unit
<b>Simple Permit—MEP</b>				
No	Hotels	Per Guest Room	\$345.26	\$69.35
No	Multiple Dwelling Unit (MDU) - New	First 3 Units	\$345.26	-
		Next 4-50 Units	-	\$103.29
		Add'l 10 Units over 50	-	\$517.89
No	MDU Building - Remodel	Each Unit	\$275.90	\$33.94
No	Non-Residential Shell <sup>1</sup>	Per Floor	\$517.89	-
No	Non-Residential Tenant Improvement—Ductwork Only <sup>2</sup>	Each 5,000 sf	\$172.64	\$103.29
No	Parking Garage Exhaust System	Each System	\$414.62	\$103.29

**TABLE 1B: MECHANICAL FEE SCHEDULE (PER ITEM)** The following fees are for standalone permits or for items that are not serving the building uses listed in Table 1A.

Single Family, Duplex, Townhouse	Qualifies for Simple Permit—MEP		Item <sup>3, 4</sup>	Unit	First Unit	Each Add'l Unit
	New	Repair/Replace in Kind				
Yes	No	Yes	Air Handler	Each	\$208.05	\$69.35
Yes	Yes	Yes	Appliance Vent/Chimney	Each	\$103.29	\$33.94
Yes	No	Yes	Boiler	Each	\$172.64	\$69.35
Yes	No	No	Chiller	Each	\$275.90	\$69.35
Yes	No	Yes	Condensing Unit for HVAC <sup>2</sup>	Each	\$138.70	\$69.35
Yes	No	No	Cooling Tower	Each	\$275.90	\$69.35
Yes	No	No	Dryer Vent	Each	\$138.70	\$33.94
Yes	No	Yes	Evaporative Cooler - Makeup Air Unit	Each	\$138.70	\$33.94
Yes	Yes	Yes	Exhaust Fan	Each	\$138.70	\$33.94
Yes	No	Yes	Fan Coil Unit	Each	\$208.05	\$69.35
Yes	No	Yes	Furnace/FAU/Wall Heater <sup>2</sup>	Each	\$138.70	\$69.35
Yes	No	Yes	Gas System Leak Repair	Each 5 Outlets	\$345.26	\$103.29
Yes	No	Yes	Gas System/Meter	Each 5 Outlets	\$345.26	\$103.29
Yes	No	Yes	Heat Pump-Package Unit	Each	\$208.05	\$69.35
Yes	No	Yes	Heater-Unit/Radiant	Each	\$138.70	\$69.35
N/A	No	No	Hood Type I and/or Duct	Each	\$275.90	\$103.29
N/A	No	No	Hood Type II and/or Duct	Each	\$172.64	\$69.35
Yes	No	Yes	Mini-Split System (Condenser unit or Heat Pump and Air Handler)	-	-	-
No	No	No	Variable Air Volume Box	Each	\$208.05	-
				Add'l 5 Units	-	\$69.35
Yes	No	No	Walk-In Cooler/Condenser	Each	\$172.64	\$69.35

**Table 1A and 1B Footnotes**

<sup>1</sup> Non-residential shell fee shall be used when the shell building includes the heating/cooling systems. For shell buildings that do not include the heating/cooling system, each individual system shall be charged per Table 1B.

<sup>2</sup> Replacement of these systems requires a HERS rating when more than 40 feet of duct is in unconditioned space. See Section (C) for details.

<sup>3</sup> A separate Building Permit is required when scope of work includes drywall, wood framing or replacing/installing new finishes in MDU or non-residential building.

<sup>4</sup> A separate Electrical Permit is required if electrical circuits/devices are installed/modified in a MDU or non-residential building.

**TABLE 2: ELECTRICAL FEE SCHEDULE (PER BUILDING)**

Qualifies for	System	Unit	First Unit	Each Add'l Unit
<b>Simple Permit—MEP</b>				
N/A	Multi-Dwelling Unit (MDU) Service and Feeder <sup>1</sup>	Dwelling Unit	\$1,710.08	\$78.21
Yes	Circuits 15-45 Amps	First 5 Circuits	\$272.97	-
		6-10 Circuits	-	\$78.21
		Each add'l 10 circuits over 10, up to 50	-	\$78.21
		Each add'l 50 circuits over 50	-	\$195.51
Yes	Circuits 50-200 Amps (includes panel upgrades up to 200 Amps)	Each 3 Circuits	\$388.06	-
Yes	Circuits 225-400 Amps (includes panel upgrades up to 400 Amps)	Each 2 Circuits	\$466.24	-
No	Circuits 450-1,000 Amps	Each	\$544.45	-
No	Circuits 1,200 Amps or Larger	Each	\$582.82	-
Yes	Conduit and J Box Only	Each	\$194.77	-
Yes (Private Garage Only)	Electrical Vehicle Charging Systems in Private Garages (See Information Bulletin 187 for detailed information, including fees)			
No	Generator Only <sup>2</sup>	Each	\$222.13	-
No	Solar Photovoltaic (See Information Bulletin 301 for detailed information, including fees)			
N/A	Specialized Occupancy (e.g., healthcare, hazardous location) <sup>3</sup>	Each	\$388.06	-
Yes	Temporary Power Pole	Each	\$311.33	-

**Table 2 Footnotes**

<sup>1</sup> In addition to this fee, use "Circuits" fees for common area distribution circuits in an MDU building.

<sup>2</sup> A Hazardous Materials permit from SDFD (see Information Bulletin 116) and a separate plumbing, building, and/or mechanical permit may also be required.

<sup>3</sup> This fee is in addition to the electrical circuit fees and is required for specialized occupancies as identified in Chapter 5 of the California Electrical Code.

**TABLE 3A: PLUMBING FEE SCHEDULE (PER BUILDING USE)** The following fees are for plumbing systems that serve the specified use (for example, the hotel fee includes all plumbing systems serving hotel rooms). Plumbing systems serving mixed uses shall be charged based upon each fees listed in Table 3A or Table 3B, as applicable.

Qualifies for	Use	Unit	First Unit	Each Add'l Unit
<b>Simple Permit—MEP</b>				
No	Hotels	Per Guest Room	\$345.26	\$69.35
No	Laboratory (not including restrooms)	Each 5 Fixtures	\$345.26	\$69.35
No	Multiple Dwelling Unit Building (MDU) - New	Each Dwelling Unit	\$345.26	\$172.64
No	MDU Building - Remodel	Each Dwelling Unit	\$345.26	\$69.35
No	Non-Residential Kitchen	Each 5 Fixtures	\$517.89	\$103.29
No	Non-Residential Restrooms	Each 5 Fixtures	\$345.26	\$172.64
No	Non-Residential Shell (not including restrooms)	Each Floor	\$345.26	\$172.64
No	Non-Residential Plumbing Tenant Improvement (not including restrooms or kitchen)	Each Floor	\$345.26	\$172.64
No	Parking Garages	Per Floor	\$345.26	\$69.35
No	Single Dwelling Unit/Duplex - Kitchen/Bathroom Remodel (Information Bulletin 203) <sup>1</sup>	Per Dwelling Unit	\$517.89	-

**TABLE 3B: PLUMBING FEE SCHEDULE (PER ITEM)** The following fees are for standalone permits (plumbing only) or for items that are not serving building uses listed in Table 3A.

Single Family, Duplex, Townhouse	Qualifies for Simple Permit - MEP		Item <sup>2,3</sup>	Unit	First Unit	Each Add'l Unit
	New	Repair/Replace in Kind				
Yes	No	Yes	Backflow Preventer-Domestic	Each	\$103.29	\$33.94
Yes	Yes	Yes	Drain-Repair/Replace (Roof, Deck, Area Drains)	Per Floor	\$69.35	-
Yes	No	Yes	Gas System Leak Repair	Each 5 Outlets	\$345.26	\$103.29
Yes	No	Yes	Gas System/Meter	Each 5 Outlets	\$345.26	\$103.29
No	No	No	Gray Water Systems (Fees contained in Information Bulletin 208)			
N/A	No	Yes	Grease Trap / Interceptor <sup>4</sup>	Each	\$345.26	\$103.29
Yes	No	Yes	Pressure Reducing Valve -Domestic	Each	\$121.26	-
No	No	No	Private Utilities- Water/Sewer (Information Bulletin 182)	First 100 LF	\$379.20	-
				Each Add'l 10 LF	-	\$33.94
Yes	No	Yes	Sewage Ejector	Each	\$345.26	\$103.29
No	No	No	Solar Water Heating System (Fees contained in Information Bulletin 209)			
Yes	No	Yes	Water Heater <sup>5</sup>	Each	\$172.64	\$33.94
Yes	No	Yes	Water Softener	Each	\$103.29	\$33.94
Yes	No	Yes	Water Submeter	Each 4 Submeters	\$103.29	\$33.94
N/A	Yes	Yes	Water/Waste Pipe Repair/Replacement - Non-Residential	Per Floor	\$345.26	\$172.64
Yes	N/A	Yes	Water/Waste Pipe Repair/Replacement - Residential	Per Dwelling Unit	\$345.26	\$103.29

**Table 3A and 3B Definitions and Footnotes**

Definition: Fixtures- Plumbing fixtures

<sup>1</sup> This fee includes the cost of a no-plan combination permit for all plumbing, mechanical, and electrical work. Plans will be required if the scope of work includes any framing.

<sup>2</sup> A separate Building Permit is required when the scope of work includes drywall, wood framing or replacing/installing new finishes in MDU or non-residential building.

<sup>3</sup> A separate Electrical Permit is required if electrical circuits/devices are installed/modified in a MDU or non-residential building.

<sup>4</sup> The FEWD "Plan Check List" must be provided at the time of inspection. See Item 1F for details.

<sup>5</sup> Replacement of a water heater to a tankless water heater requires plans and plan review for non-residential or MDU buildings.

### References

- [San Diego Municipal Code \(SDMC\)](#)
- [Information Bulletin 116](#) <sup>129</sup> Reporting Requirements for Hazardous Materials
- [Information Bulletin 187](#) <sup>129</sup> How to Obtain a Permit for Electrical Vehicle Charging Stations
- [Information Bulletin 203](#) No-Plan Building Permit
- [Information Bulletin 208](#) <sup>129</sup> Specifications for Gray Water Systems
- [Information Bulletin 301](#) How to Obtain a Permit for Installation of Solar Photovoltaic Systems
- [Information Bulletin 501](#) Fee Schedule for Construction Permits - Structures
- [Information Bulletin 581](#) <sup>129</sup> Designated Historical Resource Review
- [Technical Bulletin RESD-5-1](#) <sup>129</sup> Water Heaters
- Project Contacts Information [DS-345](#) <sup>129</sup>
- Refund Application [DS-721](#)
- Electrical Circuit Card [DS-1779](#) <sup>129</sup>
- Owner-Builder Verification [DS-3042](#) <sup>129</sup>