

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 San Diego Municipal Code (SDMC) [§129.0303](#) of the Land Development Code. Mechanical and plumbing permits are required for all mechanical and plumbing work except as exempted in SDMC [§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 [§131.0461\(a\)\(5\)](#).

I. Required Documents and Outside Reviews

A. Project Contact Forms

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. Home Energy Rating System (HERS) Rating

A HERS evaluation is required to meet the state's [Title 24 energy efficiency standards](#) and to obtain final inspection approval, applying to:

- New residential construction.
- Major HVAC system changes or replacements.
- Home additions exceeding 1,000 square feet.
- Certain renovations to existing homes.
- Installation of more than 40 feet of new ductwork.

A certified HERS rater—an independent third party—conducts on-site inspections and diagnostic testing to verify that the building meets energy performance requirements, issuing a certificate to the homeowner or contractor. View the directory of [City-certified HERS Raters](#).

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 Traps/Interceptors require approval from the Public Utilities Department. Refer to the [Public Utilities website](#).

H. Building Permit and/or Building Construction Plans Required

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.
- When special inspections are required for reasons other than due to the installation of post-installed anchors.
- Equipment is supported on a new pad on grade, and that is located on the exterior of a building's footprint or has an operating weight in excess of 2,500 lb.

I. Structural Calculations

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.
- The 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 a plan review and can be applied for 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. Mapping Fee

This fee is collected to fund automation efforts and online GIS data and mapping for Development Services. It is charged when there are plans, drawings, maps or other geographical documents utilized for project review.

Mapping Fee..... \$11.34

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 the 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.

 **Plan check, inspection, and records fees are non-refundable. To learn more, see the Refund Policy noted within the [Refund Application Form \(DS-721\)](#).**

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 fee listed in Table 1A or Table 1B, as applicable.

Qualifies for Simple Permit—MEP	Use	Unit	First Unit	Each Add'l Unit
No	Hotel New Mech	Per Guest Room	\$329.26	\$81.75
No	Multiple Dwelling Unit (MDU) - New Mechanical	First 3 Units	\$329.26	-
		Next 4 -50 Units	-	\$81.75
		Add'l 10 Units over 50	-	\$493.90
No	MDU Remodel- New Mechanical	Each Unit	\$246.39	\$40.88
No	Non-Residential Shell ¹	Per Floor	\$411.02	-
No	Non-Residential Tenant Improvement—Mechanical	Each 5,000 sf	\$164.63	-
No	Exhaust System (Garage)	Each System	\$279.29	\$81.75

TABLE 1B: MECHANICAL FEE SCHEDULE (PER ITEM)

The following fees are for standalone permits or items not serving the building uses listed in Table 1A.

Single Family, Duplex, Townhouse	Qualifies for Simple Permit—MEP		Item ^{3,4}	Unit	First Unit	Each Add'l Unit
	Non-Residential or MDU					
	New	Repair/Replace in Kind				
Yes	No	Yes	Air Handler, Mini-Split, Humidifier	Each	\$164.63	\$48.85
Yes	Yes	Yes	Appliance Vent/Chimney	Each	\$81.75	\$32.90
Yes	No	Yes	Boiler	Each	\$164.63	\$48.85
Yes	No	No	Chiller	Each	\$246.39	\$48.85
Yes	No	Yes	Condensing Unit for HVAC ²	Each	\$122.63	-
Yes	No	No	Cooling Tower	Each	\$246.39	\$48.85
Yes	No	No	Dryer Vent	Each	\$98.82	\$48.85
Yes	No	Yes	Evaporative Cooler - Makeup Air Unit	Each	\$98.82	\$48.85
Yes	Yes	Yes	Exhaust Fan	Each	\$98.82	\$32.90
Yes	No	Yes	Fan Coil Unit	Each	\$164.63	\$48.85
Yes	No	Yes	Furnace/(FAU) ²	Each	\$164.63	\$48.85
Yes	No	Yes	Gas System Leak Repair	Each 5 Outlets	\$246.39	\$81.75
Yes	No	Yes	Gas System/Meter	Each 5 Outlets	\$246.39	\$81.75
Yes	No	Yes	Heat Pump-Package Unit	Each	\$164.63	\$48.85
Yes	No	Yes	Heater-Unit/Radiant	Each	\$98.82	\$48.85
N/A	No	No	Hood Type I and/or Duct	Each	\$246.39	\$65.81
N/A	No	No	Hood Type II and/or Duct	Each	\$131.73	\$48.85
No	No	No	Variable Air Volume Box	Each	\$131.73	-
				Add'l 5 Units	-	\$48.85
Yes	No	No	Walk-In Cooler/Condenser	Each	\$131.73	\$48.85

Table 1A and 1B Footnotes

- 1 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.
- 2 Replacement of these systems requires a HERS rating when more than 40 feet of duct is in unconditioned space. See Section I(C) for details.
- 3 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.
- 4 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)

The following fees are for electrical systems that serve the specified use (for example, the hotel fee includes all electrical systems serving hotel rooms). Electrical systems serving mixed uses shall be charged based upon each fee listed in Table 2A or Table 2B, as applicable.

Qualifies for Simple Permit-MEP	System	Unit	First Unit	Each Add'l Unit
N/A	Electrical Service New MDU ¹	Dwelling Unit	\$1,317.05	\$81.75
Yes	Circuits 15-45 Amps	First 5 Circuits	\$164.63	-
		6-10 Circuits	-	\$48.85
		Each additional 10 circuits over 10, up to 50	-	\$48.85
		Each additional 50 circuits over 50	-	\$131.73
Yes	Circuits 50-200 Amps	Each 3 Circuits	\$329.26	-
Yes	Panel Replace/Upgrade up to 200 amp	Each	\$164.63	-
Yes	Circuits 225-400 Amps	Each 2 Circuits	\$329.26	-
No	Circuits 450-1,000 Amps	Each	\$411.02	-
No	Circuits 1,200 Amps or Larger	Each	\$411.02	-
Yes	Conduit and J Box Only	Each	\$164.63	-
Yes (Private Garage Only)	Electrical Vehicle Charging Systems in Private Garages. See Information Bulletin 187 for detailed information, including fees.			
No	Generator Only ²	Each	\$164.63	-
No	Solar Photovoltaic. See Information Bulletin 301 for detailed information, including fees.			
N/A	Specialized Occupancy (e.g., healthcare, hazardous location) ³	Each	\$493.90	-
Yes	Temp Pole (Construction Power)	Each	\$164.63	-

Table 2 Footnotes

1. In addition to this fee, use "Circuits" fees for common area distribution circuits in an MDU building.
2. A Hazardous Materials permit from SDFD (see [Information Bulletin 114](#)) and a separate plumbing, building, and/or mechanical permit may also be required.
3. 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 fee listed in Table 3A or Table 3B, as applicable.

Qualifies for Simple Permit—MEP	Use	Unit	First Unit	Each Add'l Unit
No	Hotels New-Plumbing	Per Guest Room	\$246.39	\$48.85
No	Laboratory w/out restrooms	Each 5 Fixtures	\$246.39	\$48.85
No	Multiple Dwelling Unit Building (MDU - New)	Each Dwelling Unit	\$246.39	\$164.63
No	MDU Building - Remodel	Each Dwelling Unit	\$246.39	\$48.85
No	Non-Residential Kitchen	Each 5 Fixtures	\$329.26	\$114.66
No	Non-Residential Restrooms	Each 5 Fixtures	\$246.39	\$65.81
No	Non-Residential Shell (not including restrooms)	Each Floor	\$246.39	\$114.66
No	Non-Residential Plumbing Tenant Improvement (not including restrooms or kitchen)	Each Floor	\$246.39	\$114.66
No	Parking Garages- Plumbing	Per Floor	\$246.39	\$48.85
Yes	Residential buildings (Group R-2 or R-3 occupancy only) – existing Kitchen/Bathroom Remodel with no changes to structural elements, wall framing or exterior walls and no added plumbing fixtures/gas appliances. (Information Bulletin 203) ¹	Per Dwelling Unit	\$411.02	-

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	Non-Residential or MDU		Items 2, 3	Unit	First Unit	Each Add'l Unit
	New	Repair/Replace in Kind				
Yes	No	Yes	Backflow Preventer-Domestic	Each	\$81.75	\$48.85
Yes	Yes	Yes	Building Drain	Per Floor	\$48.85	-
Yes	No	Yes	Gas System Leak Repair	Each 5 Outlets	\$246.39	\$81.75
Yes	No	Yes	Gas System/Meter	Each 5 Outlets	\$246.39	\$81.75
No	No	No	Reclaim Water System	Each	\$81.75	-
No	No	No	Gray Water Systems	Each	\$164.63	-
N/A	No	Yes	Grease Trap / Interceptor ⁴	Each	\$246.39	\$81.75
No	No	No	Private Utilities- Water/Sewer (Information Bulletin 182)	First 100 LF	\$246.39	-
				Each Add'l 10 LF	-	\$48.85
Yes	No	Yes	Sewage Ejector	Each	\$246.39	\$81.75
No	No	Yes	Solar Water Heating System	Each	\$164.63	-
Yes	No	Yes	Water Heater ⁵	Each	\$114.66	\$48.85
Yes	No	Yes	Water Softener	Each	\$81.75	\$48.85
Yes	No	Yes	Water Submeter	Each 4 Submeters	\$81.75	\$32.90
N/A	Yes	Yes	Water/Waste Pipe Repair/Replacement - Non-Residential	Per Floor	\$246.39	\$114.66
Yes	N/A	Yes	Water/Waste Pipe Repair/Replacement - Residential	Per Dwelling Unit	\$246.39	\$81.75

Table 3A and 3B Definitions and Footnotes

- Definition: Fixtures- Plumbing fixtures
1. 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.
 2. 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.
 3. A separate Electrical Permit is required if electrical circuits/devices are installed/modified in an MDU or non-residential building.
 4. The FEWD "Plan Check List" must be provided at the time of inspection. See Item (G) for details.
 5. For non-residential or MDU buildings, replacing a water heater with a tankless water heater requires plans and plan review.

VIII. Previous Versions of this Information Bulletin

This section contains previous versions of this Information Bulletin by the last day they were effective.

- [2026-01-12 | IB-103](#)
- [2025-05-04 | IB-103](#)
- [2024-12-31 | IB-103](#)
- [2024-06-30 | IB-103](#)