



CITY OF SAN PABLO COMMUNITY DEVELOPMENT

BUILDING FEES: MECHANICAL, PLUMBING & ELECTRICAL PERMITS

1/16/2026 - 6/30/26

4.3% ECI December 2020

Update 2026

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	SUM	Record Retention Surcharge (4%)	Technology Enhancement Surcharge (5%)	Total Fee
ELECTRICAL	0.04 0.05					
Stand Alone Plan Check -per hour	0.00	261.00	\$261	\$10	\$13	\$284
Single Family Residential						
New Service-Single Family Dwelling 225 amp or less service (includes Circuits, Outlets, Switches, etc no sub-panels included)	332.00	382.00	\$714	\$28	\$35	\$777
Sub-Panels-Single family Single phase 225 amps or less	166.00	129.00	\$295	\$11	\$14	\$320
New Service-Single Family Single phase Services 400 amps or less	332.00	261.00	\$593	\$23	\$29	\$645
Service Change-Out -Single Family Single phase	166.00	0.00	\$166	\$6	\$8	\$180
Residential rewire without panel change out minimum fee from 500 to 3,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	417.00	0.00	\$417	\$16	\$20	\$453
Residential rewire with panel change out minimum fee from 500 to 3,000 square feet (includes Circuits, Outlets, Switches, etc and (1) sub-panels included)	501.00	0.00	\$501	\$20	\$25	\$546
Residential rewire with panel change out minimum fee from 3,500 to 5,000 square feet (includes Circuits, Outlets, Switches, etc and 1 sub-panels included)	583.00	0.00	\$583	\$23	\$29	\$635
400 Amps	166.00	382.00	\$548	\$21	\$27	\$596
600 Amps	249.00	514.00	\$763	\$30	\$38	\$831
Commercial/Industrial and all three phase - "service only" change out						
225 Amps or less	166.00	129.00	\$295	\$11	\$14	\$320
400 Amps	166.00	261.00	\$427	\$17	\$21	\$465
600 Amps	249.00	261.00	\$510	\$20	\$25	\$555
800 Amps	332.00	261.00	\$593	\$23	\$29	\$645
1000 Amps	501.00	514.00	\$1,015	\$40	\$50	\$1,105
1200 Amps	668.00	514.00	\$1,182	\$47	\$59	\$1,288
1600 Amps	668.00	641.00	\$1,309	\$52	\$65	\$1,426
each 1000 Amps over 1600	166.00	261.00	\$427	\$17	\$21	\$465

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	SUM	Record Retention Surcharge (4%)	Technology Enhancement Surcharge (5%)	Total Fee
Sub-Panels, motor control panels etc. Commercial/Industrial all three phase, includes all circuits						
225 Amps or less	332.00	514.00	\$846	\$33	\$42	\$921
400 Amps	332.00	514.00	\$846	\$33	\$42	\$921
600 Amps	501.00	514.00	\$1,015	\$40	\$50	\$1,105
800 Amps	501.00	771.00	\$1,272	\$50	\$63	\$1,385
1000 Amps	668.00	771.00	\$1,439	\$57	\$71	\$1,567
1200 Amps	668.00	771.00	\$1,439	\$57	\$71	\$1,567
1600 Amps	668.00	771.00	\$1,439	\$57	\$71	\$1,567
each 1000 Amps over 1600	166.00	382.00	\$548	\$21	\$27	\$596
Other Misc Electrical Items						
Transformer - each	81.00	261.00	\$342	\$13	\$17	\$372
Generator - Permanent - Each under 400 lbs	249.00	382.00	\$631	\$25	\$31	\$687
Generator - Permanent - Each over 400 lbs	332.00	514.00	\$846	\$33	\$42	\$921
Generator - Permanent - Large Commercial Standby	501.00	1,030.00	\$1,531	\$61	\$76	\$1,668
Generator - Temp - more than 8kW	166.00	61.00	\$227	\$9	\$11	\$247
Solar - Photovoltaic - Residential (includes plan check and inspection fee)	177.25	272.73	\$450	\$0	\$0	\$450
Solar - Photovoltaic - Commercial up to 50kW (includes plan check and inspection fee)	0.00	1,000.00	\$1,000	\$40	\$50	\$1,090
plus \$ per kW for each kW between 51kW and 250 kW (includes plan check and inspection fee)	0.00	7.00	\$7	\$0	\$0	\$7
plus \$ per kW for each kW above 250 kW (includes plan check and inspection fee)	0.00	5.00	\$5	\$0	\$0	\$5
Thermal systems up to 30 kWth (includes plan check and inspection fee)	0.00	1,000.00	\$1,000	\$40	\$50	\$1,090
plus \$ per kWth for each kWth between 31kWth and 260kWth (includes plan check and inspection fee)	0.00	7.00	\$7	\$0	\$0	\$7
plus \$ per kWth for each kWth above 260kWth (includes plan check and inspection fee)	0.00	5.00	\$5	\$0	\$0	\$5
Solar - Photovoltaic - Residential Load Center Subpanel - 200 amps or less	69.00	107.00	\$176	\$7	\$8	\$191
Solar - Photovoltaic - Residential Storage Batteries systems - 200 amps or less	69.00	107.00	\$176	\$7	\$8	\$191
Temporary Power Pole	81.00	61.00	\$142	\$5	\$7	\$154
Temporary Power Pole - Addtl receptable pole	30.00	61.00	\$91	\$3	\$4	\$98
Light Stand - First 5 poles	332.00	382.00	\$714	\$28	\$35	\$777

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	SUM	Record Retention Surcharge (4%)	Technology Enhancement Surcharge (5%)	Total Fee
Each Addtl 5 Poles	81.00	129.00	\$210	\$8	\$10	\$228
Electrical Sign-Per Sign 200 sq ft or less/ includes 2 sign transformers						
Wall mounted 200 sq ft or less	166.00	449.00	\$615	\$24	\$30	\$669
Monument 6 ft high or less and 200 sq ft or less	332.00	382.00	\$714	\$28	\$35	\$777
Pole/Monument sign 200 sq ft or less and 20 ft high or less	332.00	641.00	\$973	\$38	\$48	\$1,059
Each addtl 200 sq ft and/or 20 ft	81.00	129.00	\$210	\$8	\$10	\$228
Hazardous Locations Misc Electrical	332.00	514.00	\$846	\$33	\$42	\$921
Fuel Cell - Power Generating System, each 200 amp ac	332.00	514.00	\$846	\$33	\$42	\$921
Electrical Vehicle Charging Station:						
Commercial	332.00	771.00	\$1,103	\$44	\$55	\$1,202
Residential	166.00	261.00	\$427	\$17	\$21	\$465
EV- only Main Service Panel	166.00	261.00	\$427	\$17	\$21	\$465
Electrical Meter Reset	249.00	0.00	\$249	\$9	\$12	\$270
Misc Electrical circuits-Residential	332.00	261.00	\$593	\$23	\$29	\$645
Misc Electrical circuits- Non Residential	332.00	514.00	\$846	\$33	\$42	\$921
Swimming pool pump motor	166.00	129.00	\$295	\$11	\$14	\$320
PLUMBING						
Stand Alone Plan Check Per Hour	0.00	261.00	\$261	\$10	\$13	\$284
Plumbing fixtures (each)water closet, lavatories, tubs, dishwasher, urinals, showers, floor drains, etc.	30.00	0.00	\$30	\$1	\$1	\$32
Water Heater-storage tank 100 Gal or less	81.00	0.00	\$81	\$3	\$4	\$88
Water Heater-storage tank over 100 Gal	81.00	261.00	\$342	\$13	\$17	\$372
Tankless Water Heater- 199,000 btu or less	166.00	261.00	\$427	\$17	\$21	\$465
Water Heater-Electrical instantaneous (ints hot)	30.00	0.00	\$30	\$1	\$1	\$32
Each Gas Outlet	30.00	0.00	\$30	\$1	\$1	\$32
Hose Bibb	30.00	0.00	\$30	\$1	\$1	\$32
Lawn Sprinkler valve/Backflow device	30.00	0.00	\$30	\$1	\$1	\$32
Building Sewer/Trailer park sewer-per unit	81.00	0.00	\$81	\$3	\$4	\$88

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	SUM	Record Retention Surcharge (4%)	Technology Enhancement Surcharge (5%)	Total Fee
Septic Tank Demolition	166.00	61.00	\$227	\$9	\$11	\$247
Interceptor-Grease, oil, sand etc	249.00	514.00	\$763	\$30	\$38	\$831
Water Softener	30.00	0.00	\$30	\$1	\$1	\$32
Water Repipe-Single Family Dwelling	332.00	129.00	\$461	\$18	\$23	\$502
Misc piping per 300 lineal ft	81.00	61.00	\$142	\$5	\$7	\$154
Medical Gas/Air outlets each	38.00	261.00	\$299	\$11	\$14	\$324
Gray Water System	249.00	261.00	\$510	\$20	\$25	\$555
Roof Drains - per building	249.00	261.00	\$510	\$20	\$25	\$555
Commercial Reclaimed water system	249.00	261.00	\$510	\$20	\$25	\$555
Water Service	30.00	0.00	\$30	\$1	\$1	\$32
Pressure Regulator	30.00	0.00	\$30	\$1	\$1	\$32
Hot Water Recirculation System	30.00	0.00	\$30	\$1	\$1	\$32
Solar or Hydronic systems Residential up to 10kWth	249.00	382.00	\$631	\$25	\$31	\$687
Backflow valves	81.00	129.00	\$210	\$8	\$10	\$228
Sump Pump - Per Building	166.00	514.00	\$680	\$27	\$34	\$741
Sewage Ejection System/Grinder Pump - Per Site	166.00	514.00	\$680	\$27	\$34	\$741
Swimming pool misc piping/retrofit/repair	166.00	61.00	\$227	\$9	\$11	\$247
Above Ground Storage Tank Install (0-660 gallons)	332.00	514.00	\$846	\$33	\$42	\$921
Above Ground Storage Tank Install (661+ gallons)	332.00	771.00	\$1,103	\$44	\$55	\$1,202
MECHANICAL						
Stand Alone Plan Check-Per Hour	0.00	261.00	\$261	\$10	\$13	\$284
A/C Unit ≤ 100,000 BTU	166.00	261.00	\$427	\$17	\$21	\$465
A/C Unit >100,000 BTU	166.00	382.00	\$548	\$21	\$27	\$596
A/C Unit >100,000 BTU Roof Top Unit over 400 lbs (each)	249.00	514.00	\$763	\$30	\$38	\$831
FAU Furnace or Heat Pump<100,000 BTU	81.00	261.00	\$342	\$13	\$17	\$372
FAU Furnace or Heat Pump>100,000 BTU	81.00	261.00	\$342	\$13	\$17	\$372
Refrigeration Unit	64.00	129.00	\$193	\$7	\$9	\$209

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	SUM	Record Retention Surcharge (4%)	Technology Enhancement Surcharge (5%)	Total Fee
Condensors	64.00	99.00	\$163	\$6	\$8	\$177
Boilers 100,000 BTU or less	166.00	514.00	\$680	\$27	\$34	\$741
Boilers 500,000 BTU or less	249.00	514.00	\$763	\$30	\$38	\$831
Boilers 1,000,000 BTU or less	332.00	771.00	\$1,103	\$44	\$55	\$1,202
Boilers 1,750,000 BTU or less	417.00	771.00	\$1,188	\$47	\$59	\$1,294
Boilers over 1,750,000 BTU	501.00	771.00	\$1,272	\$50	\$63	\$1,385
Compressors	81.00	129.00	\$210	\$8	\$10	\$228
Evaporative Coolers-Residential	166.00	190.00	\$356	\$14	\$17	\$387
Evaporative Coolers-Commercial/Industrial	166.00	261.00	\$427	\$17	\$21	\$465
Air Handling Unit	81.00	382.00	\$463	\$18	\$23	\$504
Environmental Air Duct/Vent Fan single duct/Res range exhaust	30.00	61.00	\$91	\$3	\$4	\$98
Type 1 or 2 Hood/Duct system	501.00	514.00	\$1,015	\$40	\$50	\$1,105
Miscellaneous Duct Work	81.00	129.00	\$210	\$8	\$10	\$228
Special Equipment-Spray Booth (Exterior of Bldg)	501.00	1,030.00	\$1,531	\$61	\$76	\$1,668
Special Equipment-Spray Booth (Interior of Bldg)	501.00	1,030.00	\$1,531	\$61	\$76	\$1,668
Unlisted Equipment(Minimum or by the hour)	166.00	261.00	\$427	\$17	\$21	\$465
Wall Heater	166.00	261.00	\$427	\$17	\$21	\$465
Commercial Unit Heater	249.00	261.00	\$510	\$20	\$25	\$555
Cooling Tower/Chiller	501.00	771.00	\$1,272	\$50	\$63	\$1,385
Dryer Duct	30.00	129.00	\$159	\$6	\$7	\$172
Fueling Station Dispenser/Equipment	249.00	514.00	\$763	\$30	\$38	\$831
Underground Storage Tank (1 tank)	332.00	771.00	\$1,103	\$44	\$55	\$1,202
Underground Storage Tank (2 tanks)	332.00	771.00	\$1,103	\$44	\$55	\$1,202
Underground Storage Tank (3 tanks)	332.00	771.00	\$1,103	\$44	\$55	\$1,202
Underground Storage Tank (add'l tank over 3)	38.00	61.00	\$99	\$3	\$4	\$106

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	SUM	Record Retention Surcharge (4%)	Technology Enhancement Surcharge (5%)	Total Fee
Above Ground Storage Tank Install (0-660 gallons)	332.00	641.00	\$973	\$38	\$48	\$1,059
Above Ground Storage Tank Install (661+ gallons)	332.00	771.00	\$1,103	\$44	\$55	\$1,202
Package wall unit heat /cooling ≤ 100,000 BTU	166.00	261.00	\$427	\$17	\$21	\$465
Fireplace-Listed Mechanical per unit	166.00	261.00	\$427	\$17	\$21	\$465
Decorative Gas Appliance	166.00	261.00	\$427	\$17	\$21	\$465
Product -Conveying Duct System-Dust, Vapor, Central Vacuum system (PC based on dust collection)	501.00	1,287.00	\$1,788	\$71	\$89	\$1,948
Fan - coil unit - residential	81.00	261.00	\$342	\$13	\$17	\$372
Fan - Whole House	166.00	261.00	\$427	\$17	\$21	\$465
Dust Collection System	332.00	1,030.00	\$1,362	\$54	\$68	\$1,484
Process piping system - 0-500 ft	332.00	514.00	\$846	\$33	\$42	\$921
Process piping system - 501-1,000 ft	501.00	514.00	\$1,015	\$40	\$50	\$1,105
Process piping system - 1,000+ ft	1,004.00	1,287.00	\$2,291	\$91	\$114	\$2,496
Solar or Hydronic systems	0.00	0.00	\$0	\$0	\$0	\$0
Swimming Pool Solar System	249.00	382.00	\$631	\$25	\$31	\$687
Residential FAU Change out (Same Location)	166.00	129.00	\$295	\$11	\$14	\$320
Residential A/C Condenser Change Out (same location)	150.00	117.00	\$267	\$10	\$13	\$290
Combo: Residential FAU and/or A/C Condenser Change Out (Same Location)	166.00	0.00	\$166	\$6	\$8	\$180
Non-Residential FAU Change out (Same Location)	166.00	129.00	\$295	\$11	\$14	\$320
Non-Residential A/C Condenser Change Out (same location)	166.00	129.00	\$295	\$11	\$14	\$320
Swimming pool Heater	166.00	61.00	\$227	\$9	\$11	\$247
Industrial Ovens	332.00	771.00	\$1,103	\$44	\$55	\$1,202
Mini Split Duct	121.00	0.00	\$121	\$4	\$6	\$131

ITEM/DESCRIPTION	Inspection Fee	Plan Check Fee	SUM	Record Retention Surcharge (4%)	Technology Enhancement Surcharge (5%)	Total Fee
Mini Split Ductless	121.00	0.00	\$121	\$4	\$6	\$131

Footnotes

If fee < \$150 - Staff will charge \$150; If fee > \$150 - Staff will charge fee

Plan check fee on this schedule is for stand alone MEP items. New construction and tenant improvement projects will be charged the Inspection fee only

*Minimum permit processing fee is \$150 * All stand alone (over the counter) permits will be charged minimum permit processing plus inspection fee*

Minimum Plan Check fee is \$261 (Full cost plan check fee)

Permit Fee covers a maximum of two inspection trips to the property. Any additional inspections will be charged based on inspection hourly rate.

For projects involving buildings or structures that are installed specifically for solar energy applications, fees will be charged based upon the type and/or size of the underlying building or structure in addition to the solar energy fees.

Permit Refunds: The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment. The Building Official may authorize the refunding of not more than 80% of permit fee paid when no work has been done under a permit issued in accordance with this chapter. The Building Official may authorize the refunding of not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been apid is withdrawn or cancelled before any plan checking is done.