2025

PORT OF SAN FRANCISCO

PLUMBING CODE

Based on the *2025*
California Plumbing Code

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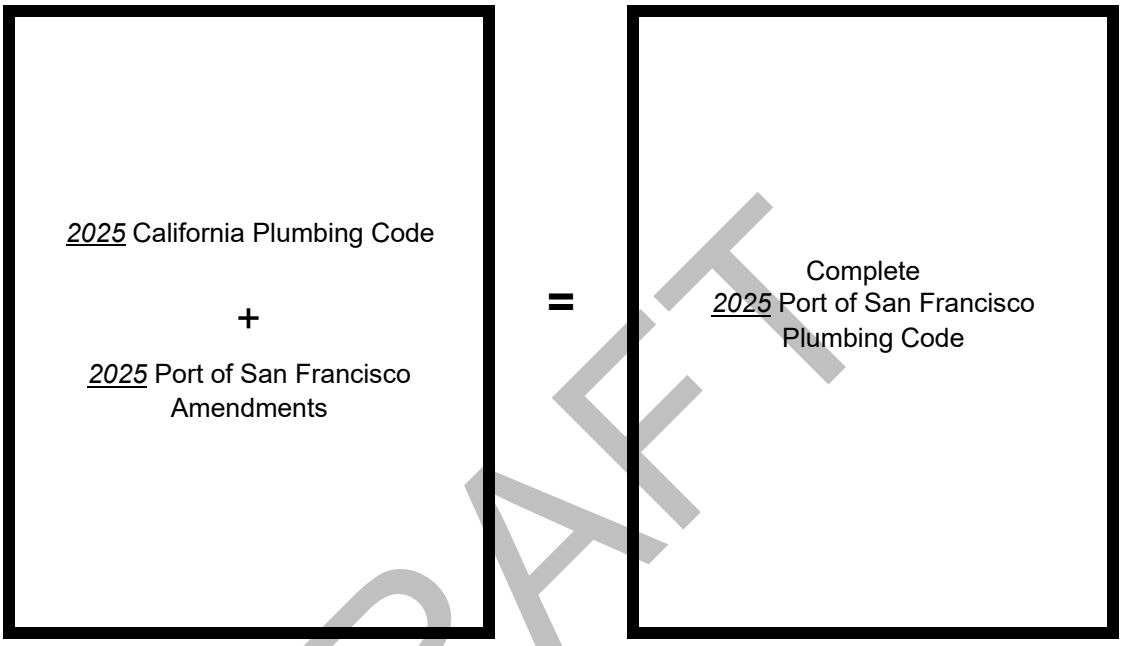
2025 Port of San Francisco Plumbing Code

The complete *2025* Port of San Francisco Plumbing Code adopts and amends the *2025* edition of the California Plumbing Code

Effective Date: January 1, *2026*



PUBLISHER'S NOTE

To simplify the use of the Port of San Francisco amendments with corresponding sections of the *2025* California Codes, new changes to the Port of San Francisco amendments appear in *italics* to indicate a modification of a section or portion of a section in the corresponding California Code.

Should you find publication errors or inconsistencies in this code or wish to offer comments toward improving its format, please address your comments to:

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CHAPTER 1 ADMINISTRATION

DIVISION I CALIFORNIA ADMINISTRATION

See Division II for Port of San Francisco Plumbing Code administrative provisions.

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DIVISION II ***SCOPE AND*** ADMINISTRATION

101.0 General

Replace the following section to read as follows:

101.1 Title. This document shall be known as the ***2025*** Port of San Francisco Plumbing Code, may be cited as such and will be referred to herein as "this code."

Replace the following section to read as follows:

101.3 Purpose. This code shall provide health, safety, and welfare.

102.5 Health and Safety

Add the following second paragraph:

To abate a "nuisance" as defined in Section 216.0 of this code, the inspection and abatement procedures as set forth in Section 102A of the Port of San Francisco Building Code shall apply.

103.0 Duties and Powers of Authority Having Jurisdiction

Replace the following section to read as follows:

103.1 Authority Having Jurisdiction. The Port of San Francisco Commission, through the Chief Harbor Engineer, shall be the authority having jurisdiction.

Add the following subsection:

103.1.1 Administrative Authority. The Chief Harbor Engineer of the Port of San Francisco is hereby authorized to enforce all the provisions of this code as set forth in the Port of San Francisco Building Code Section 104A.2.

104.0 Permits

104.1 Permits Required

Add the following second paragraph:

Emergency work for the protection of life or limb, health, property, and public welfare shall have a permit obtained within one day of commencing such work, excluding Saturdays, Sundays and legal holidays.

Add the following subsection:

104.1.1 Additional Work. After an approved permit has been issued a separate alteration permit shall be required for any changes in work or for any additional work as set forth in Section 106A.4.6 of the Port of San Francisco Building Code.

Replace the following section to read as follows:

104.4.3. Expiration. See Section 106A.4.4 of the Port of San Francisco Building Code.

Replace the following section to read as follows:

104.5 *Fees*. Permit, inspection, and investigation fees, as set forth in the Building Code, Chapter1A and Tables 1A-A Building Permit Fees, 1A-B Building Application and Plan Review Fees, 1A-C Plumbing Permit and Inspection Fees, 1A-G Inspections Surveys and Reports and 1A-K Investigation Fees, Hearings and Code Enforcement Fees of the Building Code shall be paid prior to permit issuance.

Final inspection will not be made unless all outstanding fees related to the permit work have been paid.

For fee refunds, see Section 107A.6 of the Building Code.

Replace the following section to read as follows:

106.5 Authority to Disconnect Utilities in Emergencies. The Chief Harbor Engineer shall have the authority to disconnect a plumbing system to a building, structure or equipment regulated by this code in case of emergency where necessary to eliminate an immediate hazard to life or property. For notification procedures, see Section 102A of the Port of San Francisco Building Code.

CHAPTER 2 DEFINITIONS

216.0 – N –

Add the following after (3) under definition of "Nuisance":

(4) Open, unsecured, leaking, plugged or otherwise defective sewer, gas, or water lines.

(5) Inadequate plumbing system maintenance, dilapidation, obsolescence, or damage.

(6) Plumbing or plumbing fixtures, gas appliances or piping installed in violation of this code or without permit.

(7) Where a change in occupancy classification is made without complying with the applicable provisions of this code and the Port of San Francisco Building Code.

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CHAPTER 3 GENERAL REGULATIONS

313.0 Hangers, Supports*, and Anchors*

Add the following new section:

313.2.1 Material *Under Piers or Wharfs*. All plumbing systems installed under piers or wharfs shall be supported by 316 stainless steel hangers and hardware. The system shall be engineered, as required, to provide adequate support.

313.3 *Suspended Piping*

Add the following sentence to this section:

All piping installed under piers, wharfs or docks shall be braced with rigid 316 stainless steel support hardware at every 10 feet (maximum), to prevent horizontal movement from wave action.

315.0 Joints and Connections

Add the following new section:

315.3 *Mechanical Joints for Hub-less Pipe and Fittings*. Mechanical joints for hub-less pipe and fittings shall only be made with stainless steel 4 band no-hub couplings.

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CHAPTER 4 PLUMBING FIXTURES AND FIXTURE FITTINGS

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CHAPTER 5 WATER HEATERS

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CHAPTER 6 WATER SUPPLY AND DISTRIBUTION

604.1 Pipe, Tube, and Fittings

Add the following sentences to this section:

For exposed aboveground piping installation, pipes and fittings shall be metallic piping only, no plastic pipe and fitting shall be allowed. The exterior surface of steel/iron pipes and fittings shall be coated with dielectric coating material, such as epoxy ***and*** polyurethane. Coating shall be repaired and re-coated to avoid coating damages. A low voltage bare surface detection test (using a Wet Sponge Test) shall be performed on all coated surfaces. All metallic surfaces shall be free of voids in the coating. Piping support and hardware material shall be stainless steel 316.

For piping installation underneath piers, wharfs or docks, pipes and fittings shall be metallic piping unless otherwise approved by the Chief Harbor Engineer. ***The*** exterior surface of steel/iron pipes and fittings shall be coated with dielectric coating material, such as epoxy ***and*** polyurethane. Coating shall be repaired and re-coated to avoid coating damages. A low voltage bare surface detection test (Wet Sponge Test) shall be performed on all coated surfaces. All metallic surfaces shall be free of voids in the coating. For piping underneath a pier or other over-water structure, a limited amount of *plastic* piping may be allowed ***on a case-by-case basis and*** subject to the approval of the Chief Harbor Engineer. ***Plastic pipe shall not be exposed to direct sunlight, shall be secured against upward movement due to buoyant forces, shall have a minimum wall thickness equivalent to Schedule 80 for the applicable nominal pipe size and shall comply with all applicable standards. Plastic piping installations shall be protected against damage due to Bay water waves and debris in an approved manner.*** Piping support and hardware material shall be stainless steel 316. The spacing between the supports for ***plastic*** piping shall be calculated by a civil/structural engineer to include the impact of the Bay water tidal waves.

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CHAPTER 7 SANITARY DRAINAGE

701.2 Drainage Piping.

Add the following new subsection:

701.2.1. For exposed aboveground piping installation, pipes and fittings shall be metallic piping only; no plastic pipe and fittings shall be allowed. The exterior surface of steel/iron pipes and fittings shall be coated with dielectric coating material, such as epoxy *and* polyurethane. Coating *at pipe cuts or blemishes shall be repaired to avoid coating damages*. A low voltage 'holiday' *(voids in pipe coating)* detection (Wet Sponge Test) shall be performed on all coated surfaces. All metallic surfaces shall be 'holiday' free. Piping support and hardware material shall be stainless steel 316.

For piping installation underneath piers, wharfs or docks, pipes and fittings shall be metallic piping unless otherwise approved by the Chief Harbor Engineer. *The* exterior surface of steel/iron pipes and fittings shall be coated with dielectric coating material, such as epoxy *and* polyurethane. Coating shall be repaired to avoid coating damages. A low voltage bare surface detection test (Wet Sponge Test) shall be performed on all coated surfaces. All metallic surfaces shall be free of voids in the coating. For piping underneath *a pier or other over-water structure*, a limited amount of *plastic* piping may be allowed *on a case-by-case basis,* subject to the approval of the Chief Harbor Engineer. *Plastic pipe shall not be exposed to direct sunlight, shall be secured against upward movement due to buoyant forces, shall have a minimum wall thickness equivalent to Schedule 80 for the applicable nominal pipe size and shall comply with all applicable standards. Plastic piping installations shall be protected against damage due to Bay water waves and debris in an approved manner*. Piping support and hardware material shall be stainless steel 316. The spacing between the supports for *plastic* piping shall be calculated by a civil/structural engineer to include the impact of the Bay water tidal waves.

707.0 Cleanouts.

707.4 *Location*

Add the following first sentence:

All required cleanouts shall be to grade or readily accessible from the pier surface, and so located as to serve the purpose for which they are intended.

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CHAPTER 8 INDIRECT WASTES

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CHAPTER 9 VENTS

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CHAPTER 10 TRAPS AND INTERCEPTORS

1007.0 Trap Seal Protection

Add the following new section:

1007.3 Trap Primer Protection. Unless alternate materials are approved by the Chief Harbor Engineer, trap primer plumbing lines exposed under piers, wharves, and docks, the lines shall be stainless steel. The lines shall be protected from damage (such as wave action, floating debris, etc.,) to the satisfaction of the Authority Having Jurisdiction.

1016.0 Sand Interceptors.

1016.3 Construction and Size.

Add the following new subsection:

1016.3.1 Drains for Planter Boxes. When drains are provided for planter boxes, such drains shall enter the sanitary or storm drainage plumbing system by discharging into an approved sump, receiving tank or sand settling tank. No trap shall be installed between the planter box and any approved receptor. Sizes of drains shall conform to Table 703.2

Catch basins or sumps to drain surface water or collect subsoil drainage shall meet the following requirements:

(1) The catch basin or sump shall be poured in place, and all sides and bottom shall be watertight.

(2) A removable metal grill approved for applied design loads shall be placed on top *with a screen to prevent mosquito breeding*.

(3) Each catch basin shall be served with its own trap and cleanout and shall connect to the storm or sanitary system independently.

(4) If inlet is located below the building sewer or drain, a sump pump minimum of 1½" (38.1 mm) outlet may be used. The bottom of sump shall maintain a 1'- 0" (25.4 mm) distance from the inlet, creating a 1'- 0" (25.4 mm) sand trap.

(5) If the depth of the sump is over 5'- 0" (1.52 m) a larger catch basin shall be required with a permanent ladder securely bolted to the interior to provide access for maintenance. A minimum clear space of 30" x 30" (762 mm x 762 mm) shall be provided.

(6) A listed and approved plastic catch basin may be installed in areas of residential buildings that are not subjected to any vehicular traffic and shall be installed on a concrete base to prevent settling, provided all other code requirements of this section and the listing and installation requirements of such catch basin are met.

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CHAPTER 11 STORM DRAINAGE

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CHAPTER 12 FUEL GAS PIPING

1210.3 Installation of Above Ground Piping

1210.3.1 Protective Coating

Add the following new subsection:

1210.3.1.1 Fish Processing Facilities. In portions of fish processing facilities, canneries, and other indoor wet locations, and in locations where walls are frequently washed or subject to sea air, ferrous gas piping shall be protected as required by Section 1210.3.1

1210.3.4 Prohibited Locations

Add the following sentence to the end of the first paragraph:

Unless specifically approved by the Chief Harbor Engineer, gas piping shall be prohibited underneath piers, docks, or wharfs.

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CHAPTER 13 HEALTH CARE FACILITIES AND MEDICAL GAS AND VACUUM SYSTEMS

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