



Plumbing Permits & Inspections

Effective January 01, 2021, Port of San Francisco and SF Department of Building Inspection – Plumbing Inspection Division will require Port applicants to obtain a plumbing permit and inspection from SFDBI or types of work defined in the following table. SFDBI performs this inspection work in support of the Port of San Francisco Building Permit process.

Here are the steps and requirements (subject to modifications):

1. Review the various plumbing labor that require a plumbing permit and inspection from SFDBI

A. Plumbing Scopes Only:

1. Submit a [Port building permit application](#) and plans to Port for code compliance review; obtain Port permit application number and FIN (Facility Identification Number)
2. Await for Port plan review completion and confirmation that Port permit application is ready to be approved
3. [Apply for a plumbing permit online with SF DBI Plumbing Inspection Division \(PID\)](#) and reference Port application number and FIN within the scope description
*Note: Use the following Port jurisdiction general address: 1 Port
4. Upon PID plumbing permit issuance, provide Port with PID permit number as needed for Port permit issuance
5. Upon Port permit issuance and plan approval – work may commence
6. [Rough and final plumbing inspection appointments shall be made with PID online](#)

B. Alterations/ Tenant Improvements (with plumbing scopes):

1. Follow steps as listed above
 2. In addition to PID inspections, applicant/ contractor is responsible for requesting Port and SFFD inspections where required
2. Port Inspector/ Staff to verify inspection completion on PID website and obtain a record copy for Records Retention Policy

Fees:

- Applicants are responsible for paying the required fees from each City Agency
- Plumbing permit & inspection fees are due at the time of submittal to PID (online payments accepted)
**Note: General contractors with a B license trying to obtain a plumbing permit from PID will need to contact SFDBI directly. SFDBI staff will have to provide an invoice to the general contractor. PID system will not allow a general contractor to obtain plumbing permit online
- Plumbing plan review fees are due at the time of submittal to Port (online payments not accepted. Contact Port permit desk for more information)

Port of San Francisco / Department of Building Inspection (Plumbing Inspection)

Division of Plumbing Inspection Activities

Revision Date: 12/30/2020

General Notes

Replacement in kind requires DBI permit equivalent to new work.

New tenants - Tenant Improvements (Port typically performs plan review and would provide DBI inspectors approved plans)

Port Projects Only - New Buildings not included (covered separately under a Development MOU with DBI)

<u>TYPE OF PORT PLUMBING INSPECTION</u>	<u>INSPECTION BY DBI</u>	<u>INSPECTION BY PORT</u>	<u>COMMENTS</u>
accessibility issues for plumbing fixtures (existing)		✓	
accessibility issues for plumbing fixtures (new)	✓		
air admittance valves (new)	✓		
air admittance valves (replace existing)		✓	
backflow preventer-hose bib anti-siphon device (new)	✓		
backflow preventer-hose bib anti-siphon device (existing, repair or replacement)		✓	
backflow preventers (general)(new and existing) (coordinate with DPH)	✓		
bar sinks (new)	✓		
bar sinks (repair and replacement)		✓	
basins, ornamental (new)	✓		
bathtub (new)	✓		
bathtubs (existing) repairs		✓	
bidet (existing) repair and replacement		✓	
bidet installation (new)	✓		
boiler (new and existing) installation and annual certification (coordinate with DPH)	✓		
clothes dryers and venting (commercial)(existing)		✓	
clothes dryers and venting (commercial)(new)		✓	
combustion air supply verification (new installations)	✓		Water heaters, furnaces, boilers, commercial ranges, etc.
commercial kitchen plumbing (all new work) (also see individual items) (coordinate with DPH and SFPUC)	✓		DBI does not get involved with DPH or PUC - Port to continue coordination with DPH and PUC
commercial kitchen plumbing (repairs) (also see individual items) (coordinate with DPH and SFPUC)		✓	
dishwasher (existing) (commercial) repair		✓	
dishwasher (new) (commercial) (coordinate with DPH)	✓		
draft hood regulators (new)		✓	
earthquake strapping	✓		
emergency eyewash shower (new)	✓		
emergency repairs (all types)		✓	

Port of San Francisco / Department of Building Inspection (Plumbing Inspection)

Division of Plumbing Inspection Activities

Revision Date: 12/30/2020

General Notes

Replacement in kind requires DBI permit equivalent to new work.

New tenants - Tenant Improvements (Port typically performs plan review and would provide DBI inspectors approved plans)

Port Projects Only - New Buildings not included (covered separately under a Development MOU with DBI)

<u>TYPE OF PORT PLUMBING INSPECTION</u>	<u>INSPECTION BY DBI</u>	<u>INSPECTION BY PORT</u>	<u>COMMENTS</u>
fixture (new) installation (kitchen sinks, floor sinks, lavatories, water closets, urinals (also see individual items)	✓		
fixtures (repair and replace existing) : kitchen sinks, floor sinks, lavatories, water closets, urinals (also see individual items)		✓	
floor sink (trap primer repair)		✓	
floor sink and trap primer (new)	✓		
food waste disposers (existing, repair)		✓	
furnace (new): gas line, ducting	✓		
furnace (existing): repairs		✓	
garbage disposers (existing, replace and repair)		✓	
garbage disposers (new)	✓		
gas appliance pressure regulators (new)	✓		
extensions	✓		
gas line (new, including testing)	✓		
grease traps (new) (coordinate with SFPUC)	✓		
grease traps (coordinate with SFPUC)	✓		
heaters (space) (existing) repair		✓	
heaters (space) (new) (gas fueled)) and venting	✓		
2		✓	
hose bib (existing) repair and installation		✓	
hose bib installation (new)		✓	
icemaker installation (existing) repair		✓	
icemaker installation (new)	✓		
kitchen sinks, 3 compartment (existing) repair		✓	
kitchen sinks, 3 compartment (new)	✓		
landscape irrigation (existing; repairs and minor line and head additions)		✓	
landscape irrigation (new): Point of connection to supply	✓		
lavatories (existing) repair and replacment		✓	DBI interested in point of connection to outgoing supply (i.e. anti-siphon connection); Port to perform inspection of downstream piping

Port of San Francisco / Department of Building Inspection (Plumbing Inspection)

Division of Plumbing Inspection Activities

Revision Date: 12/30/2020

General Notes

Replacement in kind requires DBI permit equivalent to new work.

New tenants - Tenant Improvements (Port typically performs plan review and would provide DBI inspectors approved plans)

Port Projects Only - New Buildings not included (covered separately under a Development MOU with DBI)

TYPE OF PORT PLUMBING INSPECTION	INSPECTION BY DBI	INSPECTION BY PORT	COMMENTS
lavatories (new)	✓		
make-up air (new)	✓		
pipng (new) installation (gas, DWV)	✓		
pipng (existing) repair (gas, DWV)		✓	
ranges, gas, commercial (new) or replacement	✓		
refrigerator water lines (commercial, new and existing)	✓		
roof drainage collection and systems connections (new)	✓		
roof drainage collection and systems connections (existing) repairs		✓	
sand interceptors (new)	✓		
sewage collection boxes and pumps (new)	✓		
sewage collection boxes and pumps (existing) repairs		✓	
sewer, building (new and existing)	✓		
shower valves (existing) repair		✓	
shower valves (new)	✓		
showers (new) installation	✓		
showers (existing) repair		✓	
sinks (new), service (janitorial)	✓		
sprinkler line and heads (new)	✓		
steam generators (new and existing)	✓		
sump pumps (existing) repair and replacement		✓	
sump pumps (new)	✓		
trap (existing) replacement		✓	
trap (new)	✓		
tub and shower valve (existing) repair		✓	
tub and shower valve (new)	✓		
underpier inspections, in general; new work	✓		
underpier inspections, in general; repairs		✓	
urinals (existing; repairs including flushometer)		✓	
urinals (new)	✓		
vent installation (new) gas product	✓		

Port of San Francisco / Department of Building Inspection (Plumbing Inspection)

Division of Plumbing Inspection Activities

Revision Date: 12/30/2020

General Notes

Replacement in kind requires DBI permit equivalent to new work.

New tenants - Tenant Improvements (Port typically performs plan review and would provide DBI inspectors approved plans)

Port Projects Only - New Buildings not included (covered separately under a Development MOU with DBI)

<u>TYPE OF PORT PLUMBING INSPECTION</u>	<u>INSPECTION BY DBI</u>	<u>INSPECTION BY PORT</u>	<u>COMMENTS</u>
vent installation (existing) gas product repair		✓	
washing machine, commercial (existing) repair		✓	
washing machine, commercial (new)	✓		
water closet (new)	✓		
water closet (repair and replacement including flush valves)		✓	
water cooler and bottle fillers (new)	✓		
water cooler and bottle fillers (repair and replacement)		✓	
water heater (existing) T&P replacement		✓	
tank	✓		
water heater booster for commercial kitchen (new)(venting where required)	✓		
water heater drain pan (existing) (replacement)		✓	
water heater drain pan (new)	✓		
water line, potable (new)	✓		
water service (new) (gray)	✓		