



## INFORMATION SHEET

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**No. M-05** : (Previously numbered MEP-05)  
**DATE** : December 4, 2014  
**CATEGORY** : Mechanical  
**SUBJECT** : **Routing to Mechanical**

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**PURPOSE** : This information sheet is to clarify which permits need to be routed to Mechanical and which permits are exempted from Mechanical review

**REFERENCE** : 2013 California Energy Code

**DISCUSSION** :

**(A) Building permit applications which should be routed to Mechanical Plan Review Group:**

The building permit applications for the types of projects listed below should be routed to Mechanical Plan Review Group for plan checking:

- I. Residential Projects
  - 1) All new construction
  - 2) Additions, including garage floor room additions
  - 3) Bathroom/kitchen: new or renovation, including lighting changes
  - 4) Furnace/boiler replacement or HVAC changes, including electric heating
  - 5) Fireplaces: new or renovation
  - 6) Any relocation of fuel burning equipment such as furnaces or water heaters
  - 7) New dryer or range hood installation or relocation
  - 8) Apartment building public area renovation including corridor, elevator hallway, trash room, utility room and garage
  - 9) Window replacement in apartment house/condo occupancy with 4 or more stories of occupancy
  
- II. Commercial Projects
  - 1) All new construction
  - 2) Any building envelope changes including storefront changes and window replacement
  - 3) Lighting changes
  - 4) HVAC and/or ventilation exhaust systems – new or changes

- 5) Electric heating
- 6) Restaurant kitchen exhaust systems
- 7) Emergency generator systems including fuel piping systems
- 8) Refrigeration systems
- 9) Additions 1,000 sq. ft. or alterations with permit valuation greater than \$200,000 to existing nonresidential buildings [See information sheet M-01 (previously numbered MEP-01)]
- 10) Architectural Tenant Improvement with "Deferred MEP" (Mechanical/Electrical/Plumbing)

**(B) Permits which are exempt from Mechanical Review of Low-rise Residential Buildings:**

(Definition of Low-Rise Residential Building is a building, other than a hotel/motel that is Occupancy Group:

- R-2, multi-family, with three stories or less; or
- R-3, single family; or
- U-building, located on a residential site.)

Low-rise residential building applications (Form 8) with the following lighting and building envelope, alterations need not be routed to the mechanical plan check team for review, provided that the below listed requirements are met. If in doubt, please check with the mechanical plan review team.

Type of Alteration	Requirements	Code Reference
1. Kitchen remodel	A minimum of 50% of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy	CEC 150.0(k)3
2. Bathroom remodel lighting requirements	a) A minimum of one high efficacy luminaire should be installed in each bathroom; b) All other lighting installed in each bathroom shall be high efficacy or controlled by vacancy sensors.	CEC 150.0(k)5
3. Window replacement alone	The U factor for window replacement in existing window/skylight opening in Group R3 building shall be as follows: (i) If replacing existing (No increasing in window area), and the vertical window area is more than 75 sq. ft., U shall be 0.32 or less; (ii) If replacing existing (No increasing in window area), and the vertical window area is less than 75 sq. ft., U shall be 0.40 or less; (iii) If replacing existing skylights, U shall be 0.55 or less.	CEC 150.2(b)1B
4. Window addition < or = 75 sq.ft.	The U factor of newly installed windows/ skylights shall not be more than 0.32	CEC 150.2(b)1A & Table 150.1-A

Type of Alteration	Requirements	Code Reference
5. Re-roof	There is no cool roof requirements for low-rise residential buildings in our climate zone	CEC 150.2(b)1H & Table 150.1-A

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*12/4/14*

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Date

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