HILLTOP REPIPE
SAN FRANCISCO

SAN FRANCISCO REPIPE QUOTE COMPARISON CHECKLIST

For comparing repipe quotes on a house, a building of flats, a condo unit or an apartment building in San Francisco, Daly City or South San Francisco. Go through each quote with these questions, then fill in the grid on the last page side by side.

1 SCOPE: WHAT EACH QUOTE REPLACES

Two quotes can look far apart only because they cover different work. Before comparing totals, check that each one answers these.

- ☐ Where the new piping starts (at the main shutoff, or at the meter box if the service line is included) and where it ends (every fixture, or named rooms only).
- ☐ Whole building or partial. For a partial: which lines stay in service, and where new pipe connects to old.
- ☐ Hot and cold lines both included, to every fixture on the list.
- ☐ In flats or an apartment building: which risers are replaced, how each chase is reached on each floor, and a shutoff for each unit.
- ☐ Main shutoff, pressure regulator and unit shutoffs: replaced, kept or added.
- ☐ Water heater: reconnected only, or replaced as a separate line, with its seismic straps.
- ☐ What is left out: drain and sewer lines, fixtures, and the water service line from the meter box unless it is listed.

2 MATERIAL AND METHOD

The California Plumbing Code, which San Francisco adopts with local amendments, allows both PEX and copper for water distribution. No material is the right answer for every building.

- ☐ The pipe material and type named in writing, such as PEX-A, PEX-B, or Type L or Type M copper.
- ☐ For PEX: the fitting system (expansion, crimp or press) and whether the layout is a manifold or trunk-and-branch.
- ☐ For copper: the joining method, soldered with lead-free solder, brazed or press-connect.
- ☐ Parts that carry drinking water meet NSF 372 for lead content.
- ☐ The size of the main lines, and of the water service if it changes.
- ☐ Where metal pipe is replaced with plastic, how the electrical bonding is handled.

HAVE THESE READY FOR EVERY WALK-THROUGH

- The year the building was built and how many units it has.
- Any home inspection report that mentions the piping.
- Any SFPUC or other utility letter about the service line from the meter box.
- Where the meter and main shutoff are (often in the garage or where the line enters the building), so the walk-through can start there.
- Any remodel planned in the next year or so.

The same facts given to every contractor make the quotes comparable.

3 PERMIT, LICENSE AND INSPECTION

A repipe needs a plumbing permit. In San Francisco it comes from DBI and is filed on PermitSF; Daly City and South San Francisco issue their own.

- ☐ Who pulls the permit, and which office issues it for your address.
- ☐ The permit fee shown as its own line, not folded into the total.
- ☐ In a condo, a separate permit for each unit; in a larger building, the permit category for its number of units.
- ☐ The contractor's California license number (C-36 plumbing or C-4), checked with the Contractors State License Board, and a certificate of insurance.
- ☐ Who schedules the inspection, and who will be there for it.

4 WALLS, FLOORS AND RESTORATION

Openings and patching are easy to leave vague in a quote. Ask for them in writing.

- ☐ How many openings, and in which rooms.
- ☐ How plaster is opened (clean rectangles at fittings and turns) and whether tile walls are reached from the back.
- ☐ In a building from before 1979: how painted surfaces are opened and cleaned up under lead-safe work rules.
- ☐ Who closes the openings, and to what finish: patched only, patched and textured, or painted.
- ☐ How floors, furniture and common areas are protected.
- ☐ Where old pipe stays in the walls, disconnected.

5 SCHEDULE AND WATER

Living through a repipe depends on two things: how many working days, and when the water is off.

- ☐ The number of working days.
- ☐ The water-off windows. Water should be off only while each part is cut over.
- ☐ In an occupied building of flats or apartments: which unit is without water and when, and how the people living there are told.

6 TESTING AND HANDOVER

These steps are what make the new piping trustworthy before the walls close.

- ☐ A pressure test before any wall is closed.
- ☐ Flushing after cutover, with aerators and screens cleaned.
- ☐ Shutoffs labeled.
- ☐ The final inspection sign-off and a copy of the permit for your records.
- ☐ Any written warranty: what it covers, for how long, and who honors it.
- ☐ The payment schedule, tied to stages of the work.

7 SIDE-BY-SIDE COMPARISON

One column per quote. A blank box is a question to ask before signing.

	QUOTE A	QUOTE B	QUOTE C
Contractor and license number			
Material, type and joining method			
Starts at / ends at			
Whole or partial; what old pipe stays			
Risers, main shutoff, pressure regulator			
Openings, and who closes them			
Permit type, and who pulls it			
Working days			
Water-off windows			
Pressure test and inspection			
Not included			
Total quoted			

This checklist is general information, not legal advice or an inspection. In San Francisco plumbing permits are issued by the Department of Building Inspection (DBI) and filed on PermitSF; Daly City and South San Francisco issue their own. The permit path is confirmed for each address before work starts.