

● SAN FRANCISCO

San Francisco

Building Permit Report

February 2026

Monthly analysis of permit volume, project types, neighborhood activity, and construction trends sourced from San Francisco public records.

Total Permits Filed

New Construction

Estimated Value

ADU Permits

BCAR DATA · bcardata.com · Permit intelligence for construction professionals

Permit Volume Overview

San Francisco issued **1,857 building permits** this month. The bulk of activity — **1,708 permits (92.0%)** — consisted of over-the-counter alteration permits, which cover interior remodels, tenant improvements, and routine property upgrades. Structural additions and alterations accounted for another **90 permits (4.8%)**, while ground-up new construction represented **1 projects (0.1%)** of total volume. Demolition activity stood at **1 permits** this period.

Permit Type	Count	Share
OTC Alterations	1,708	92.0%
Additions / Alterations	90	4.8%
New Construction	1	0.1%
Signs	21	1.1%
Demolitions	1	0.1%

Project Valuation

The combined declared value of all permitted projects this month totaled **\$234.35 million**, with an average project valuation of **\$127,849**. San Francisco consistently ranks among the highest-cost construction markets in the country, reflecting both elevated material and labor costs. High declared valuations signal opportunity for contractors and trade specialists operating in premium markets.

\$234.35M

Total Declared Value

\$127,849

Avg. Project Value

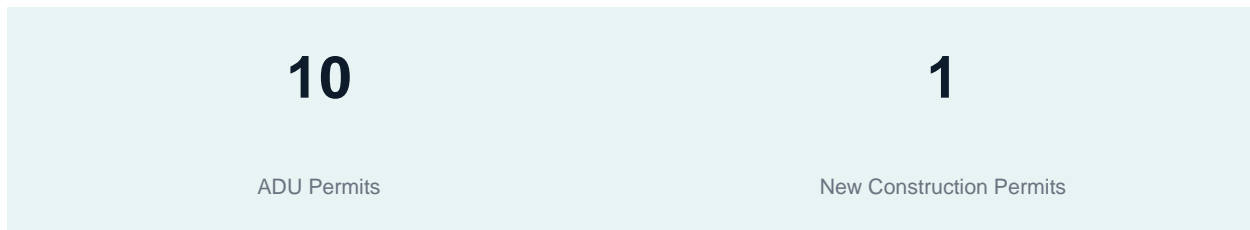
Neighborhood Activity

Permit activity was spread across San Francisco's diverse neighborhoods. **Financial District/South Beach** led all areas with **239 permits** (12.9% of city total). The table below highlights the six most active neighborhoods this month — a useful guide for targeting canvassing, outreach, and job sourcing.

Neighborhood	Permits	Share
Financial District/South Beach	239	12.9%
Sunset/Parkside	137	7.4%
West of Twin Peaks	116	6.2%
Mission	109	5.9%
Outer Richmond	88	4.7%
Castro/Upper Market	87	4.7%

ADU & New Construction Activity

Accessory Dwelling Units (ADUs) and new construction permits represent two of the most opportunity-rich segments for contractors. This month, **10 ADU permits** were issued (0.5% of total), alongside **1 new construction permits** (0.1% of total). San Francisco's housing policies have made ADUs a particularly active category — the city has streamlined its ADU approval process, creating a steady pipeline of garage conversions, basement units, and backyard cottages across virtually every neighborhood.



Existing Property Use Breakdown

Understanding what types of properties are receiving permits helps contractors identify which market segments are most active. The table below shows the top property use categories being permitted this month.

Existing Use	Permits	Share
1 Family Dwelling	531	28.6%
Apartments	430	23.2%
2 Family Dwelling	396	21.3%
Office	258	13.9%
Retail Sales	55	3.0%
Food/Beverage Hndng	39	2.1%

Get the Full List

This report summarizes the permit landscape for San Francisco in February 2026. BCAR DATA's monthly lead lists give you the actual permit records — property address, permit type, project description, and valuation — delivered straight to your inbox every month.

Subscribe or purchase a single month at:

bcardata.com

Coverage also available for Los Angeles, Dallas, Austin, and Houston.

About BCAR DATA — BCAR DATA compiles and delivers monthly building permit lead lists sourced directly from public government records. Data is available for Los Angeles, Dallas, Austin, Houston, and San Francisco.