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Chapter 718-8 - GAS SHUT-OFF DEVICES

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718-8.202 - Definitions.

For the purpose of this chapter, certain terms shall be defined as follows:

- (a) "Downstream of gas utility meter" refers to all customer owned gas piping.
- (b) "Residential building" means any single family dwelling, duplex, multi-family dwelling, apartment building, condominium building, townhouse building, lodging house, congregate residence, hotel, or motel.
- (c) "Excess flow gas-shut-off device" means those valves or devices that are not actuated by motion, but are activated by significant gas leaks or overpressure surges, which can occur when pipes rupture inside the structure. The design of the device shall provide a proven method to provide automatically for expedient and safe gas shutoff in an emergency. The design of the device shall provide a capability for ease of consumer or owner resetting in a safe manner. The device shall be certified by the State Architect or the operational and functional design of the device shall meet or exceed the device certified by the Office of the State Architect. The determination of whether the operational and functional design of the device is at least equal to the device certified by the State Architect may be made by one of the following: the Independent Laboratory of the International Approval Services (IAS), Underwriter's Laboratory (UL), International Association of Plumbing and Mechanical Officials (IAPMO), or other recognized listing and testing agency.
- (d) "Seismic gas-shut-off device" means a system consisting of a seismic sensing means and actuating means designed to actuate automatically a companion gas shut off means installed in a gas piping system in order to shut off the gas downstream of the location of the gas shutoff means in the event of a severe seismic disturbance. The system may consist of separable components or may incorporate all functions in a single body. The device shall be certified by the State Architect and the operational and functional design of the device shall meet or exceed the device certified by the Office of the State Architect. The determination of whether the operational and functional design of the device is at least equal to the device certified by the State Architect may be made by one of the following: the Independent Laboratory of the International Approval Services (IAS), Underwriter's Laboratory (UL), International Association of Plumbing and Mechanical Officials (IAPMO), or other recognized listing and testing agency.
- (e) "Upstream of gas utility meter" refers to all gas piping installed by the utility up to and

including the meter and the utility's bypass tee at the connection to the customer owned piping.

- (f) "Gas shut-off device," as used in this chapter, refers to either a seismic gas shut-off device or excess flow gas-shut-off device.

(Ord. 2000-11, § 2).

718-8.204 - Scope.

An approved seismic gas shut-off device (motion sensitive) or an approved excess flow gas shut-off device (non-motion sensitive) must be installed downstream of the gas utility meter at the beginning of each rigid gas piping system that serves any of the following buildings and structures:

- (a) Any new building construction (commercial, industrial or residential) containing fuel gas piping for which a building permit is first issued on or after the effective date of the ordinance codified in this section.
- (b) Any existing residential building that is altered or added to, where all of the following conditions exist:
 - (1) The building has fuel gas piping supplying the existing building or the addition to the building; and
 - (2) A building permit for the work is first issued on or after the effective date of the ordinance codified in this section; and
 - (3) The value of the alteration or addition work is either more than five thousand dollars where fuel gas piping is involved in the alteration or addition, or more than fifteen thousand dollars where fuel gas piping is not involved in the alteration or addition; and
 - (4) If the alteration or addition is to an individual condominium or apartment unit, an approved gas shut-off device must be installed downstream of the meter on the gas piping serving the unit that is altered or added to.
- (c) Any existing commercial or industrial building that is altered or added to, where all of the following conditions exist:
 - (1) The building has fuel gas piping supplying the existing building or the addition to the building; and
 - (2) A building permit for the work is first issued on or after the effective date of the ordinance codified in this section; and
 - (3) The value of the alteration or addition work is either more than five thousand dollars where fuel gas piping is involved in the alteration or addition, or more than fifteen thousand dollars where fuel gas piping is not involved in the alteration or addition; and
 - (4) If the alteration or addition is to an individual unit or tenant space, an approved gas shut-off device must be installed downstream of the meter on the gas piping serving the unit or tenant space that is altered or added to.
- (d) Any existing residential, commercial, or industrial building that has fuel gas piping supplying the building and the building is sold on or after December 1, 2006. The device must be installed before the parties to the sale enter into an agreement for sale, or before the close of escrow when an escrow agreement has been executed in connection with the sale. If an individual condominium unit in a building is sold, an approved gas shut-off device must only be installed downstream of the meter on the gas piping serving that individual condominium unit.

(Ords. 2006-44 § 2, 2004-27 § 2, 2000-11 § 2).

(Ord. No. 2010-01, § II, 2-9-10)

718-8.206 - Exceptions.

- (a) Gas shut-off devices are not required to be installed downstream of the gas utility meter where gas shut-off devices have been installed by the gas utility or a contractor authorized by the gas utility upstream of the gas utility meter and downstream of the meter service regulator and the installations are in accordance with the ordinance codified in this chapter and with the manufacturer's specifications.
- (b) Gas shut-off devices installed on a building before the effective date of the ordinance codified in this chapter are exempt from the requirements of this section provided they remain installed on the building or structure and are maintained for the life of the building or structure.
- (c) Gas shut-off devices installed on a gas distribution system owned or operated by a public utility are not subject to the requirements of this chapter (Health and Safety Code Section 19201 (b)).
- (d) This chapter does not apply to mechanical or process equipment used in manufacturing.
- (e) The ordinance codified in this chapter does not apply to gas shut-off devices installed within gas lines (Health and Safety Code Section 19204).

(Ords. 2004-27 § 3, 2000-11 § 2).

718-8.208 - General requirements.

Gas-shut-off devices installed either in compliance with this chapter or voluntarily, with a permit issued on or after the effective date of the ordinance codified in this chapter, shall comply with all of the following requirements:

- (a) Be installed by a contractor licensed in the appropriate classification by the state of California and in accordance with the manufacturer's instructions.
- (b) In the case of seismic gas-shut-off devices (motion sensitive) only, such devices must be mounted rigidly to the exterior of the building or structure containing the fuel gas piping. This requirement need not apply if the building inspection department determines that the seismic gas shutoff device (motion sensitive) has been tested and listed for an alternate method of installation.
- (c) In the case of seismic gas-shut-off devices (motion sensitive) only, be certified by the state architect and be listed by an approved listing and testing agency such as IAS, IAPMO, UL or the Office of the State Architect. In the case of excess flow gas-shut-off devices only, be certified by the State Architect or be listed by an approved listing and testing agency such as IAS, IAPMO, UL or the Office of the State Architect.
- (d) Have a thirty-year warranty which warrants that the valve or device is free from defects and will continue to operate properly for thirty years from the date of installation.
- (e) Where gas-shut-off devices are installed voluntarily or as required by this section, they shall be maintained for the life of the building or structure or be replaced with a valve or device complying with the requirements of this section.

(Ord. 2000-11, § 2).

718-8.210 - List of approved valves and devices.

The building inspection department shall maintain a list of all seismic gas-shut-off devices (motion sensitive) and excess flow gas-shut-off devices (non-motion sensitive) which meet or exceed the requirements of devices certified by the Office of the State Architect for installation in the state of California and which comply with the standards and criteria set forth in Health and Safety Code Section 19180 et seq, including quality and design regulation for earthquake actuated automatic gas shutoff systems (see [24](#) Cal. Code Regs. Ch. 12-16-1).

(Ord. 2000-11, § 2).

718-8.212 - Enforcing agency.

The building inspection department shall administer and enforce the provisions of this ordinance.

(Ord. 2000-11, § 2).