



INFORMATION BULLETIN / GENERAL INFORMATION

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and 180670

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SEISMIC GAS AND EXCESS FLOW SHUT-OFF VALVES REQUIREMENTS

Los Angeles City Ordinance 174478 and Section 1219.0 of the Los Angeles Plumbing Code (2008 Edition) require that seismic gas shut-off valves shall be installed on designated buildings within the City. Seismic gas shut-off valves are designed to automatically shut off the supply of natural gas to a building during a major earthquake to prevent a fire or explosion from occurring due to the possible accumulation of gas in the building. Excess flow shut off valves are designed to automatically shut off when a significant gas leak or over pressure surge occurs downstream of the valve.

The provisions of this Ordinance shall apply to:

- All new buildings constructed after September 1, 1995.
- Commercial buildings performing additions, alterations, or repairs with a building permit issued after September 1, 1995 and a valuation of greater than \$10,000.
- Residential buildings performing additions, alterations, or repairs with a building permit issued after January 10, 1998 and a valuation of greater than \$10,000.
- All buildings sold in the City after February 5, 1998. A seismic gas valve must be installed prior to entering into an agreement for sale or prior to the close of escrow when an escrow agreement has been executed in connection with the sale.
- Alterations or additions to the fuel gas piping system which involve the replacement of the gas meter.

Provisions in this ordinance allow for the installation of a valve to an individual unit or tenant space in a condominium or commercial building when that unit is served by separate gas meters for buildings that are altered, added to, or sold.

The valve may be installed on the customer side of the meter by:

- The owner of a single family dwelling (if the dwelling is or intended to be occupied by the owner).
- A licensed plumbing contractor.

A plumbing permit from the Department of Building and Safety is required for the installation. The cost of a plumbing permit for a single valve is \$59.40.

To request an inspection of an installed valve, you may dial either 3-1-1 or (866) 4LA-CITY. For telephone calls originating from outside of Los Angeles County, please dial (213) 473-3231.

For code questions, call the Plumbing Code Desk at (213) 482-0061.

APPROVED SEISMIC AND EXCESS FLOW GAS SHUT-OFF VALVES

The following is a list of valve manufacturers currently approved for use in the City of Los Angeles.

(In the order of Research Report numbers)

Seismic Gas Shut-Off Valves

Excess Flow Shut-Off Valves

Research Report #	Manufacturer	Telephone Numbers	Research Report #	Manufacturer	Telephone Numbers
5080	Pacific Seismic Products, Inc.	(800) 442-7633	5571	Brass Craft MFG.	(310)442-7366
5349	Little Firefighter	(714) 824-0410			
5608	Affordable Safety Solutions Inc.(Gas Safe T-Valve)	(310) 450-6039			

ANSWERS TO FREQUENTLY ASKED QUESTIONS

1. Where can valves be purchased?

From supply retailers, plumbing contractors, or the valve manufacturers listed above.

2. What if I buy a condominium in a building with multiple units?

The ordinance requires that all gas piping serving that unit be protected by a seismic gas shut off valve prior to entering into an agreement for sale, or prior to the close of escrow when an escrow agreement has been executed in connection with the sale on or after February 5, 1998.

3. What do I do if my building does not have a natural gas piping system?

Please fill out the form below and mail it to the address listed.

4. My property went into escrow because of a refinance but there was no change in ownership. Is a valve still required?

No. The valve is only required when there is a change of ownership. If a notice was received because

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of a refinance, please fill out the form below and mail to:

Department of Building and Safety
Seismic Gas Shut-Off Valves
221 N. Figueroa St., 4th Floor
Los Angeles, CA 90012-2623.

SEISMIC GAS SHUT-OFF VALVES

I certify that the address listed below:

- Had no change of ownership after February 5, 1998.
- Has no gas to the building.

Name _____ Phone _____

Address _____

Signature _____ Date _____