



City of Santa Monica Building and Safety Division

Seismic Gas Shutoff

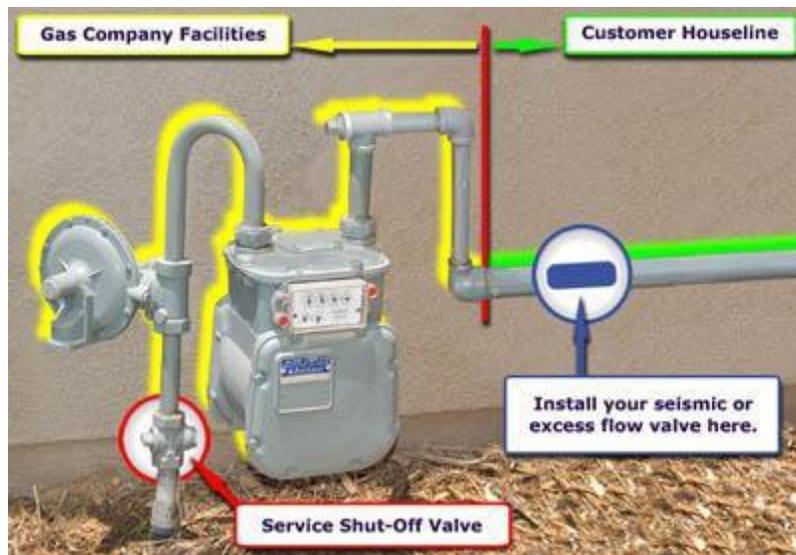
This list is to be used as a general guide.
It is not inclusive of all code requirements and inspection criteria.

Santa Monica Municipal Code (S.M.M.C.) available online at smgov.net

NOTE FROM GAS COMPANY'S WEB SITE: A natural gas seismic shut-off valve automatically shuts off your gas service when an earthquake of a sufficient magnitude occurs at your home's location. An excess flow valve automatically shuts off your gas service when a significant gas leak or overpressure surge occurs at a pipe or appliance located beyond the point where the valve is installed. If an earthquake or other significant event causes your seismic shut-off or excess flow valve to close, you may follow the manufacturer's instructions for resetting the valve so that gas flows again. However, Southern California Gas Company (SoCal Gas) recommends that you contact a licensed, qualified professional or SoCal Gas to reset the valve, and to verify that no gas leaks exist, to perform a safety check of your gas appliances before they are placed back in operation and to re-light your pilot lights. Remember that following a major emergency it may take many days or even weeks before someone can come to your location. (SoCal Gas charges a fee to reset valves and re-light pilot lights when your seismic shut-off valve has closed due to a non-seismic occurrence.)

Seismic and Excess Flow Valve Installation requirements
If you choose to have a seismic gas shut-off or excess flow valve installed, or are mandated to have one by your insurance company or the local Department of Building and Safety, the valve must be installed on the customer's houseline. If installation requires gas service closure, you must contact SoCal Gas to shut-off the service and restore service when installation is completed. **Under the regulations of the California Public Utilities Commission (CPUC), General Order 112-E, only SoCal Gas or its certified contractors are authorized to operate the gas service shut-off valve.** Gas service shut-off and restoration of service orders can be scheduled by contacting us at **1-800-427-2200**.

See picture:



NOTE: When you hire a licensed, qualified professional to install your seismic or excess flow valve, you must ensure that the valve is installed on your houseline, not on SoCal Gas's facilities. SoCal Gas's facilities include all of the pipe fittings installed and maintained by SoCal Gas, up to and including the last elbow or tee connecting to your houseline. All unauthorized valve installations found on SoCal Gas's facilities will be removed. In addition, **Seismic or excess flow valves are not permitted in utility curb meter vaults.**



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SCOPE [SMMC 8.32.070]

- Any new building, structure or mobile home park with fuel gas piping, for which an application for permit for construction was first submitted on or after January 1, 2008.
- Any existing building or structure or mobile home park with fuel gas piping for which an application for alteration or addition is submitted on or after January 1, 2008, when such alterations or an addition is valued at more than ten thousand dollars.
- Any existing building or structure or mobile home park with fuel gas piping on or after January 1, 2008 for which an agreement for sale or exchange was first entered into.

DUTY TO INSTALL AND MAINTAIN DEVICE [SMMC 8.32.070]

- The owner of any building, structure or mobile home park subject to the provisions of this Section shall obtain a permit, install and maintain a seismic gas shutoff device on the customer owned gas piping when a permit for any alteration or addition to a building exceeds the valuation of ten thousand dollars.
- For agreement of sale or exchange or qualifying alterations or additions to individual condominium shall obtain a permit, install and maintain a seismic gas shutoff device on the portion of the customer owned gas piping that serves the individual condominium unit if such a device does not exist on the customer owned gas piping that serves the entire building.

Seismic gas shutoff devices installed prior to January 1, 2008 on either customer owned gas piping or on a gas distribution system owned or operated by a public utility are deemed to comply with the requirements of this section provided they remain installed and maintained according to the terms of their original approval.

Note: CPUC Decision on the Installation of Seismic Valves (Decision 01-11-068) Effective February 10, 2002, California Public Utility Commission (CPUC) Decision 01-11-068, prohibits installation of a seismic valve on SoCal Gas's facilities. In addition, SoCal Gas no longer installs seismic shut-off valves for its customers, and does not allow any customer owned equipment, including excess flow valves, be installed on SoCal Gas's facilities. If you have a seismic valve that was installed by SoCal Gas or one of it's authorized

contractors on or before the February 10, 2002 cutoff date, that is located on SoCal Gas's facilities, with proper documentation your installation may be allowed to remain in place. Authorized contractors are those who participated in SoCal Gas's seismic program and were trained by SoCal Gas to work on their facilities.

EFFECT ON SALE AND EXCHANGE OF PROPERTY [SMMC 8.32.070]

- No sale or exchange or property shall be invalidated solely because of the failure of any person to comply with any provision of this Section unless such failure is an act or omission which would be a valid ground for rescission of such sale or exchange in the absence of this Section.