



SEISMIC GAS SHUT-OFF VALVE REQUIREMENTS

Los Angeles City Ordinance 174478 requires that seismic gas shut-off valves 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 to prevent a fire or explosion due to accumulation of gas in the building in the event of a major earthquake.

The provisions of this Ordinance 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 the ordinance allow for the installation of a valve to a 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 \$43.40.

To request an inspection of a installed valve, call 1-888-LA-4-BUILD (1-888-524-2845).
For telephone calls originating from outside of Los Angeles County, call (213) 482-0000.

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

APPROVED SEISMIC 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)

Research Report #	Manufacturer	Telephone Numbers	Research Report #	Manufacturer	Telephone Numbers
4996	Safe T Quake Corporation	(800) STOPFIRE (800) 786-7347 (818) 407-4095	5413	Quake Defense / Seismic Sentry Systems	(800) 969-1906
5080	Pacific Seismic Products, Inc.	(800) 4GASOFF (800) 442-7633 (661) 942-4499	5475	Trembler-Tech, Inc	(209) 527-4143
5349	Little Firefighter	(888) 340-3080 (714) 834-0410	5520	Gasguard Technologies, Inc.	(888) 397-4427 (800) 794-0396
5370	Seismic Safety Products	(800) 948-3782	5529	Security Environments	(888) FLAME2000 (888) 352-6320

ANSWERS TO FREQUENTLY ASKED QUESTIONS

- Q. Where can valves be purchased?
- H. From supply retailers, plumbing contractors, or the valve manufacturers listed above.
- Q. What if I buy a condominium in a building with multiple units?
- A. 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 March 1, 2002.
- Q. What do I do if my building does not have a natural gas piping system?
- B. Please fill out the form below and mail it to the address listed.
- Q. My property went into escrow because of a refinance but there was no change in ownership. Is a valve still required?
- A. No. The valve is only required when there is a change of ownership. If a notice was received because of a refinance, please fill out the form below and mail to:

Department of Building and Safety
Seismic Gas Shut-Off Valves
201 N. Figueroa St. Room 830
Los Angeles, CA 90012-2623.

SEISMIC GAS SHUT-OFF VALVES	
I certify that the address listed below:	
<input type="checkbox"/> Had no change of ownership after February 5, 1998.	
<input type="checkbox"/> Has no gas to the building.	
Name _____	Phone _____
Address _____	
Signature _____	Date _____