

AN ORDINANCE OF THE CITY OF RICHMOND ADDING A CHAPTER 6.48 TO THE MUNICIPAL CODE OF THE CITY OF RICHMOND. THIS ORDINANCE REQUIRES THE INSTALLATION OF GAS SHUT-OFF DEVICES ON NEW CONSTRUCTION AND REMODELING PROJECTS WITHIN THE CITY OF RICHMOND

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The City Council of the City of Richmond do ordain as follows:

Section I. Amendment of Article VI.

Article VI of the Municipal Code of the City of Richmond is hereby amended by adding a Chapter 6.48 which reads as follows:

Chapter 6.48

GAS SHUT-OFF DEVICES

Sections:

6.48.010	Definitions
6.48.020	Scope
6.48.030	Exceptions
6.48.040	General Requirements
6.48.050	List of Approved Valves and Devices
6.48.060	Enforcement

**6.48.010 DEFINITIONS.** For the purpose of this chapter, certain terms shall be defined as follows:

- (a) "Downstream of Gas Utility Meter" shall refer to all customer owned gas piping.
- (b) "Residential Building" shall mean 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" shall mean those valves or devices that are not actuated by motion, but are activated by significant gas leaks or over-pressure 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 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” shall mean 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 bodies: The Independent Laboratory of the International Approval Services (IAS), Underwriter’s Laboratory (UL), International Association of Plumbing and Mechanical Officials (IAPMO), or another recognized listing and testing agency.
- (e) “Upstream of Gas Utility Meter” shall refer 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 Ordinance, shall refer to either a Seismic Gas Shut-Off Device or Excess Flow Gas-Shut-Off Device.

**6.48.020 SCOPE.** An approved Seismic Gas-Shut-Off Device (motion sensitive) or an approved Excess Flow Gas Shut-Off Device (non-motion sensitive) shall be installed downstream of the gas utility meter on each fuel gas line where the gas line serves the following buildings:

- (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 this ordinance;
- (b) Any existing residential, commercial or industrial building which is altered or added to and a building permit for the work is first issued on or after the effective date of this ordinance and
  - (1) Such a building has fuel gas piping supplying the existing building or the addition to the building; and
  - (2) Where fuel gas piping is involved in the alteration or addition, the value of such alteration/addition is more than \$5,000; or
  - (3) Where fuel gas piping is not involved in the alteration or addition, the value of such alteration/addition is more than \$60,000 for single family dwellings and \$50,000 for all others.
    - (a) With respect to residential buildings, the requirements set forth in (1), (2) and (3) above include alterations or additions to an individual condominium or apartment unit so that, in appropriate circumstances, such alterations or addition shall require a Gas Shut-Off Device to be installed for all gas piping serving that building as set

forth in subsections (1), (2) and (3) above.

- (b) With respect to commercial or industrial buildings, the requirements set forth in (1), (2), and (3) above include alterations or additions to individual units or tenant spaces so that, where applicable, such alterations or additions shall require a Gas Shut-Off Device to be installed for all gas piping serving that commercial or industrial building.

**6.48.030 EXCEPTIONS.**

- (a) A Gas-Shut-Off Device is not required to be installed downstream of the gas utility meter where a Gas-Shut-Off Device has 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 such installation is in accordance with this ordinance and with the manufacturer's specifications.
- (b) Gas-Shut-Off Devices installed on a building prior to the effective date of this ordinance 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 shall not be subject to the requirements of this chapter.
- (d) A Gas-Shut-Off Device shall not be required where the gas piping system contained in the building or structure is designed to withstand seismic effects of earthquakes.
- (e) The City's Building Official is authorized to modify any of the provisions of this ordinance upon application in writing by the owner, lessee or duly authorized representative where there are practical difficulties or special hazards created by carrying out this ordinance, provided the spirit of the ordinance is complied with and public safety secured. This ordinance shall not apply to mechanical or processing equipment or facilities where the disruption of the gas distribution system would have an adverse effect on the public safety.
- (f) This ordinance shall not apply to gas shutoff devices installed within gas lines (see California Health & Safety Code Section 19204).

**6.48.040 GENERAL REQUIREMENTS.** Gas-Shut-Off Devices installed either in compliance with this ordinance or voluntarily, with a permit issued on or after the effective date of this ordinance, shall comply with all of the following requirements:

- (a) The devices shall 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 Official 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, such devices shall be certified by the State Architect and shall be listed by an approved listing and testing agency such as IAS, IAMPO, UL or the Office of the State Architect.
- (d) In the cases of Excess Flow Gas-Shut-Off Devices only, shall be certified by the State Architect or shall be listed by an approved listing and testing agency such as IAS, IAMPO, UL or the Office of the State Architect.
- (e) The devices shall have a thirty (30) year warranty which warrants that the valve or device is free from defects and will continue to operate properly for thirty (30) years from the date of installation.
- (f) 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 they shall be replaced with a valve or device complying with the requirements of this section.

**6.48.050 LIST OF APPROVED VALVES AND DEVICES.** The City's Building Official 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).

**6.48.060 ENFORCEMENT.**

- (a) The City's Building Official shall administer and enforce the provisions of this ordinance.
- (b) In addition to all other remedies and penalties available under this chapter, under other sections of this Code or under other laws, any person, firm or corporation who violates the provisions of this chapter shall be guilty of an infraction for each day such violation continues and shall be subject to the penalties set forth in Section 1.04.100 of this Code, except that a violation may alternatively be charged as a misdemeanor, subject to the conditions and requirements of Section 1.04.140 of this Code.
- (c) In addition to all other remedies and penalties available under this chapter, under other sections of this Code or under other laws, any violation of this chapter or the technical codes may be enforced by injunction issued by the Superior Court upon a suit brought by the City. In any such action, civil penalties may also be sought by the City, as specified in Section 1.04.150 of this Code.

Section II. Amendment of Section 1.04.110.

Section 1.04.110 of the Municipal Code of the City of Richmond is hereby amended by adding a Chapter 6.48 to the listing of Code provisions subject to enforcement as infractions.

Section III. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section IV. Effective Date. This Ordinance becomes effective after its final passage and adoption.

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First read at a regular meeting of the Council of the City of Richmond, California, held October 3, 2000, and finally passed and adopted at a regular meeting thereof held October 10, 2000, by the following vote:

AYES: Councilmembers Butt, Bates, Penn, Marquez, Griffin, Evans, Bell and Mayor Corbin

NOES: None

ABSTENTIONS: None

ABSENT: Councilmember Anderson

Diane Holmes  
Clerk of the City of Richmond

(SEAL)

Approved:

Rosemary M. Corbin  
Mayor

Approved as to form:

Malcolm Hunter  
City Attorney

EJ: gas shut off device ord  
(September 25, 2000)