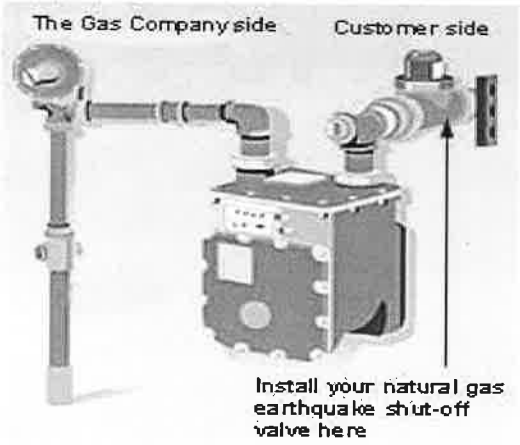
Cont...

After a large earthquake, the occurrence of multiple fires will quickly deplete fire department resources, thereby delaying their response time to any given emergency. Installation of approved gas shut-off valves would significantly reduce the risk and spread of fires caused by damaged gas piping in the event of an earthquake



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Information used in this brochure was obtained from PG&E, Association of Bay Area Governments, and Southern California Gas Company websites.

TOWN OF DANVILLE

AUTOMATIC NATURAL GAS SHUT-OFF VALVE REQUIREMENTS

EFFECTIVE JULY 1, 2007

TEL: (925) 314-3330

TOWN OF DAVNVILLE

GAS SHUT-OFF VALVE REQUIREMENTS

Effective July 1, 2007, all building permits exceeding $10,000.00 in valuation, shall require the installation of approved gas shut –off valves prior to the final inspection approval.

In May 2007, the Town Council adopted Ordinance 2007-02 requiring the installation of approved gas shut-off valves. The ordinance requires installation of either a Seismic Gas Shut-Off or an Excess Flow Valve. Either device is installed on the customer side of the utility gas meter. Installation should be done by a licensed plumbing contractor.

TWO TYPES OF VALVES AT THE METER

Seismic Valve (Motion Sensitive)

A seismic valve is actuated by ground motion caused by earthquakes. When an earthquake reaches approximately 5.2 on the Richter Scale, the seismic valve will automatically shut off the gas supply to the building. These types of valves require a manual reset by a qualified professional once an analysis is performed on the gas piping and venting systems.

Excess Flow Valve (Non-Motion Sensitive)

An excess flow valve is activated when it detects a higher flow rating than the allotted maximum to the building. For example, if there is a pipe break or rupture in the line and gas surges through the building, the excess flow valve will reduce the flow to a non-hazardous level. The excess flow valve automatically resets when the piping is properly repaired.

How much will it cost?

The cost will depend on the configuration of the gas piping at the meter, but will typically range from $100-$400.

Which valve should I buy?

There are a number of approved valves by the California Division of the State Architect. Additional information can be found at http://www.dsa.dgs.ca.gov/gas_shutoff.htm or by calling (916) 445-8100.

Where can I purchase an approved valve?

Either type valve can be purchased from plumbing supply retailers or licensed plumbing contractors.

If you are not undertaking any work that requires a permit in the near future, but wish to install a gas shut-off valve to protect your safety, the Town Council has waived building permit fees for stand-alone installation of these devices for a two year time period.

Questions regarding gas shut-off valves or how to obtain a permit to install one, can be directed to the Danville Building Division at (925) 314-3330

GAS SHUT-OFF COMPARISON CHART

VALVES	MANUAL	SEISMIC	EXCESS
OPERATION	USE WRENCH	SENSES QUAKE	SENSES GAS LEAKS
BENEFITS	CAN SHUT OFF GAS IN CASE OF EARTH-QUAKE OR GAS LEAK	AUTOMATI-CALLY SHUTS OFF GAS IN CASE OF EARTH-QUAKE	AUTOMATI-CALLY SHUTS OFF GAS IN CASE OF GAS LEAK
DRAW-BACKS	SOMEONE NEEDS TO BE PRESENT	WILL ACTI-VATE AT 5.2 RICHTER SCALE EVEN IF NO LEAK	WILL ONLY SHUT OFF GAS IF LEAK IS ABOVE EXCESS LEVEL

While looking towards new data and developing ideas of earthquake occurrence, the United States Geological Survey (USGS) concludes that there is a 62% chance probability of at least one magnitude 6.7 or greater earthquake hitting somewhere in the San Francisco Bay Area before 2032.

In an earthquake, the shaking of a building can cause damage to gas piping and appliances. This damage can result in a release of natural gas that can lead to fires or explosions. Structural weaknesses, the absence of appliance anchors, and lack of flexible pipe connections can all contribute to a greater possibility of natural gas leaks. This problem is so prevalent that natural gas contributes to one of every four fires after an earthquake.