



**CONTRA COSTA COUNTY
BUILDING INSPECTION DEPARTMENT
651 Pine Street, N. Wing – 3rd Floor
Martinez, CA 94553
Telephone: 646-4108 Fax: 646-1219**

GAS SHUT-OFF VALVE REQUIREMENTS

Contra Costa County Ordinance Code chapter 718-8 requires gas shut-off valves be installed downstream of the meter and at the point of appliance on designated buildings within the County. Gas shut-off valves are designed to automatically shut off the power 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:

1. All new buildings constructed after April 21, 2000.
2. Commercial building performing additions, alterations or repairs with a building permit issued after April 24, 2000 and a valuation of greater than \$15,000.
3. Residential building performing additions, alterations or repairs with a building permit issued after April 24, 2000 and a valuation of greater than \$15,000.
4. All buildings sold in the unincorporated areas of the County after January 2, 2007. Gas shut-off valves must be installed downstream of the meter and at the point of appliance prior to entering into an agreement for sale, or prior to close of escrow when an escrow agreement has been executed in connection with the sale.
5. Alterations or additions to the fuel gas piping system when it involves the replacement of the gas meter.

Provisions of the ordinance allow for the installation of the valves 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.

A plumbing permit from the Building Inspection Department is required for the installation. The cost of a plumbing permit is \$62.25.

To request a permit application or schedule an inspection of installed valves, call (925) 646-4108.



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APPROVED GAS SHUT-OFF VALVES

For a list of the approved Gas shut-off valves, please see the California Division of the State Architect website at:

http://www.dsa.dgs.ca.gov/gas_shutoff.htm

The Division of the State Architect (DSA) is certifying two different types of gas shut-off valves for residential use: 1) earthquake sensitive gas shut-off valves (ESV) and 2) excess flow automatic gas shut-off valves (EFV). DSA derives its authority to certify these valves from the Health and Safety Code.

For questions regarding the state certification program for gas shut-off valves, contact Paul Vetter, (916)324-1280, paul.vetter@dgs.ca.gov.

ANSWERS TO FREQUENTLY ASKED QUESTIONS

Q. Where can the valves be purchased?

A. From supply retailers, plumbing contractors, or the valve manufacturers listed on the California Division of the State Architect website.

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 gas shut-off valve and gas shut-off valves at the point of appliance be installed prior to close of escrow when an escrow agreement has been executed in connection with the sale after January 2, 2007.

Q. What do I do if my building does not have a fuel gas piping system?

A. This ordinance only applies to buildings with fuel gas piping systems.

Q. My property went into escrow because of a refinance but there no change in ownership. Are gas shut-off valves still required?

A. No, they are not required, but you might like to have them installed for added protection in the event of an earthquake.

Q. Do I need an excess flow valve on my pool heater or spa?

A. No, they are only required on appliances in the interior of the structure or a water heater in the garage.

Q. How do I install an excess flow valve on a gas fireplace?

A. Fireplaces do not need to have a valve installed.