



# CITY OF MILPITAS

## BUILDING & SAFETY DEPARTMENT

Mailing Address: 455 East Calaveras Boulevard, Milpitas, California 95035-5479 – Tel 408 586 3240, Fax 408 586 3285  
[www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov)

### **Effective April 4, 2008** **Install Automatic Gas Shut-off Devices when replacing** **any existing gas fuel appliance or when providing** **alteration or addition to the existing gas fuel line**

### **Automatic Gas Shut-off Devices are required for New** **Buildings** **Since July 19, 2007**

In addition to the new buildings “beginning April 4, 2008” The City of Milpitas Building & Safety Department will start requiring the installation of Automatic Gas Shut-off Devices when replacing any existing gas fuel appliance or when providing alteration or addition to the existing gas fuel line

### **What is it?**

#### **II-170-1.03 “Excess Flow Gas Shut-off Device”**

“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 overpressure 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 gas Shut-off 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 Office of 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 Office of State Architect may be made by one of the following: the Independent Laboratory of the International Accreditation Services (IAS), Underwriter’s Laboratory (UL), International Association of Plumbing and Mechanical Officials (IAPMO), or other recognized listing and testing agency.



Excess Flow Valve at Water Heater



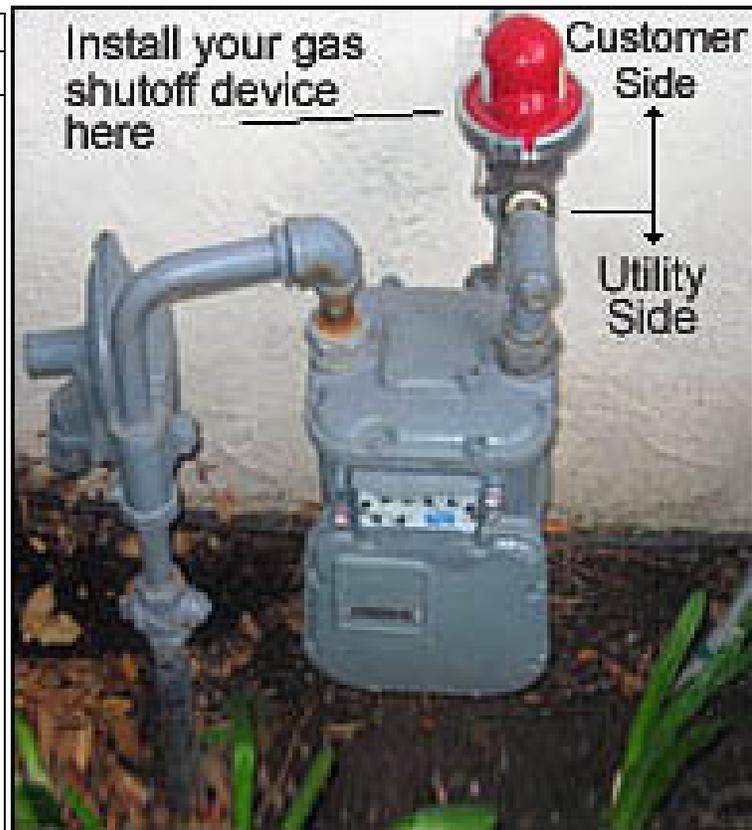
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### II-170-1.04 **“Seismic Gas-Shut-Off Device”**

“Seismic Gas Shut-off Device” shall mean a system consisting of a seismic sensing device and a gas Shut-off device designed to actuate automatically. The system may consist of separable components or may incorporate all functions in a single body. Where separable components are utilized, the companion gas-shut-off will be installed in a gas piping system in order to shut off the gas downstream of the location of the gas seismic sensing device in the event of a severe seismic disturbance. The device shall be certified by the Office of State Architect and the operational functional design of the device shall meet or exceed the device certified by the Office of State Architect. The determination of whether the operational and functional design of the device is at least equal to the device certified by the Office of State Architect may be made by one of the following: the Independent Laboratory of the International Accreditation Services (IAS), Underwriter’s Laboratory (UL), International Association of Plumbing and Mechanical Officials (IAPMO), or other recognized listing and testing agency.





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### **Where devices shall be installed?**

1. 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 and Excess Flow Gas Shut-off Devices shall be installed at each gas fuel appliance outlet on each fuel gas line where the gas line serves any **new building (commercial, industrial or residential)** containing fuel gas piping for which a building permit is first issued on or after the effective date of the ordinance.
2. An approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed at gas fuel appliance outlet when **replacing any existing gas fuel appliance.**
3. 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 gas utility meter when providing **alteration or addition to the existing gas fuel line** and an approved Excess Flow Gas Shut-off Device (non-motion sensitive) shall be installed at gas fuel appliance outlet when replacing any existing or installing new gas fuel appliance.

#### II-170-2.01 Exceptions

- (a) Automatic 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.
- (b) This ordinance shall not apply to mechanical process equipment used in manufacturing.

### **Who can install it?**

A contractor licensed in the appropriate classification by the State of California and in accordance with the manufacturer's instructions shall install automatic Gas Shut-off Devices.