

ORDINANCE NO. 2010-01

GAS SHUT-OFF DEVICES

The Contra Costa County Board of Supervisors ordains as follows (omitting the parenthetical footnotes from the official text of the enacted or amended provisions of the County Ordinance Code):

SECTION I. SUMMARY. This ordinance amends Section 718-8.204 of the County Ordinance Code to eliminate the requirement that an approved excess flow gas shut-off device (non-motion sensitive) must be installed at each connection of a gas appliance to a gas line within a building or structure.

SECTION II. Section 718-8.204 of the County Ordinance Code is amended to read:

718-8.204 Scope. An approved seismic gas shut-off device (motion sensitive) or an approved excess flow gas shut-off device (non-motion sensitive) must be installed downstream of the gas utility meter at the beginning of each rigid gas piping system that serves any of the following buildings and structures:

- (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 the ordinance codified in this section.
- (b) Any existing residential building that is altered or added to, where all of the following conditions exist:
 - (1) The building has fuel gas piping supplying the existing building or the addition to the building; and
 - (2) A building permit for the work is first issued on or after the effective date of the ordinance codified in this section; and
 - (3) The value of the alteration or addition work is either more than \$5,000 where fuel gas piping is involved in the alteration or addition, or more than \$15,000 where fuel gas piping is not involved in the alteration or addition; and
 - (4) If the alteration or addition is to an individual condominium or apartment unit, an approved gas shut-off device must be installed downstream of the meter on the gas piping serving the unit that is altered or added to.
- (c) Any existing commercial or industrial building that is altered or added to, where all of the following conditions exist:

- (1) The building has fuel gas piping supplying the existing building or the addition to the building; and
 - (2) A building permit for the work is first issued on or after the effective date of the ordinance codified in this section; and
 - (3) The value of the alteration or addition work is either more than \$5,000 where fuel gas piping is involved in the alteration or addition, or more than \$15,000 where fuel gas piping is not involved in the alteration or addition; and
 - (4) If the alteration or addition is to an individual unit or tenant space, an approved gas shut-off device must be installed downstream of the meter on the gas piping serving the unit or tenant space that is altered or added to.
- (d) Any existing residential, commercial, or industrial building that has fuel gas piping supplying the building and the building is sold on or after December 1, 2006. The device must be installed before the parties to the sale enter into an agreement for sale, or before the close of escrow when an escrow agreement has been executed in connection with the sale. If an individual condominium unit in a building is sold, an approved gas shut-off device must only be installed downstream of the meter on the gas piping serving that individual condominium unit. (Ords. 2010-01 §2, 2006-44 §2, 2004-27 § 2, 2000-11 §2.)

SECTION III. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days after passage shall be published once with the names of supervisors voting for or against it in the Contra Costa Times, a newspaper published in this County.

PASSED on _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: DAVID J. TWA,
Clerk of the Board of Supervisors
and County Administrator

Board Chair

By: _____
Deputy

[SEAL]

TLG:

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