



Contra
Costa
County

To: Board of Supervisors
From: Jason Crapo, County Building Official
Date: January 12, 2010

Subject: County Building Code Amendment concerning Gas Shut-Off Devices

RECOMMENDATION(S):

1. INTRODUCE Ordinance No. 2010-10 to amend the County Building Code to remove the required installation of an excess flow gas shut-off device at each connection of a gas appliance to a gas line in buildings and structures, WAIVE reading, and FIX January 26, 2010 at 9:30 A.M. for a public hearing to consider adoption of the ordinance and adoption of findings of local conditions to justify construction standards stricter than those imposed by Health and Safety Code Section 19180 et seq.

2. DIRECT the Clerk of the Board to publish notice of the hearing pursuant to Government Code section 6066.

FISCAL IMPACT:

None

BACKGROUND:

The proposed amendment to existing County Code is intended to reduce the burden of compliance on home owners and improve

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **01/12/2010** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I
Supervisor
Gayle B. Uilkema, District II
Supervisor
Mary N. Piepho, District III
Supervisor
Susan A. Bonilla, District IV
Supervisor
Federal D. Glover, District V
Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: January 12, 2010

David Twa, County Administrator and Clerk of the Board of Supervisors

By: EMY L. SHARP, Deputy

Contact: Jason Crapo
335-1108

cc:

BACKGROUND: (CONT'D)

the rate of compliance with County Code requirements while producing no discernable reduction in the public safety benefits of County requirements.

Current County Code requires the installation of an approved seismic or excess gas flow shut-off valve at the meter and excess gas flow shut-off valves at all gas appliances for new buildings, major remodels of existing buildings, and at the time a sale of existing buildings.

The Department of Conservation and Development (DCD) has received complaints that the rate of compliance with existing County Code is low and that existing Code requirements place an undue burden on home owners trying to sell their homes, which has a negative effect on the timely completion of real estate transactions.

DCD has reviewed existing County Code requirements and various studies that have been done by respected technical experts, such as the California Seismic Safety Commission, the American Gas Association and the State Department of Housing and Community Development. DCD has concluded that removing the requirement for installation of excess gas flow shut-off valves at gas appliances will not reduce public safety because installation of such devices is redundant with the required installation of a seismic or excess gas flow shut-off valve at the main gas meter of the building. Furthermore, elimination of the required installation of excess flow devices at all appliances will reduce the cost and burden on home owners seeking to comply with County Code upon selling their home. The intent of the proposed amendment is to increase compliance with Code requirements, thereby improving the safety of buildings that are in compliance, without reducing the public safety benefits of Code compliance.

CONSEQUENCE OF NEGATIVE ACTION:

CHILDREN'S IMPACT STATEMENT:

ATTACHMENTS

Ordinance 2010-01