



CITY OF MILPITAS

BUILDING & SAFETY DIVISION

Mailing Address: 455 East Calaveras Boulevard, Milpitas, California 95035-5479 – Tel. 408.586.3240, Fax 408.586.3285
www.ci.milpitas.ca.gov

Automatic Gas Shut-off Devices for New Buildings Effective July 19, 2007

Beginning July 19, 2007 The City of Milpitas Building & Safety Division will start requiring the installation of Automatic Gas Shut-off Devices.

Milpitas Municipal Code requires the installation of Excess Flow Gas Shut-off Devices (non-motion sensitive) or Seismic Gas Shut-off Devices (motion sensitive) are to be installed on gas services downstream of meter and Excess Flow Gas Shut-off Devices at each gas fuel appliance outlet in all new construction.

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.

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 does it go?

New building. (Commercial, industrial or residential)

II-170-2.00 Location of Installation

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.

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.