



City of Culver City

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Staff Report Details (With Text)

File #: 18-031 **Version:** 1 **Name:** Seismic Shut-off Valves Memo
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On agenda: 7/12/2017 **Final action:**
Title: PC: Memorandum Regarding Seismic Shut-Off Valves - Condition of Approval Consideration
Sponsors:
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Date	Ver.	Action By	Action	Result
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MEMORANDUM

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: Sol Blumenfeld, Community Development Director
Michael Allen, Contract Planning Manager

SUBJECT: Seismic Shut-off Valves - Condition of Approval

An earthquake valve (or seismic valve) is an automatic method to shut off the low pressure regulated gas supply to a structure during a major earthquake and/or if a pipe is broken. These devices are installed on the property gas meter, and are designed to instantly stop the natural gas supply in order to protect the structure if a gas leak or line break occurs during an earthquake.

Fires or explosions due to gas line breaks can be more damaging than the actual earthquake itself. Gas supply companies recommend that the gas supply be cut off immediately if there is a smell of gas after an earthquake; if nobody is in place to do this, an unattended earthquake valve will instantly cut off the gas.

As recommended by the Culver City Fire Department and the Building and Safety Division in the Community Development Department, if the Commission so directs, staff will add the requirement for installation of a seismic shut-off valve as a standard condition of approval for any entitlement which includes new gas installations.