

SUBJECT: Important information concerning Gas Shutoff Valves, Gas Leaks, and Electrical issues in the event of an emergency.

Date: July 27, 2019

In our continuing efforts to provide emergency preparedness information to Brittany Landing Bay Homeowners, the following memo details our gas shutoff valve situation, gives information regarding gas leaks and answers some electrical questions.

In case of a gas leak – PG&E states “if you do not smell gas or hear a gas leak, please leave the gas on.”

If there is a gas leak, gas needs to be shut off at each property. Shutoff Valves are located in the closet outside and next to the garage. Residents may or may not know that BLB homes have one of following:

1. No excess shut off valve. To shut off the valve, you must manually use a wrench.
2. Earthquake Sensitive Automatic Shutoff Valve (Red)
3. Excess Flow Automatic Gas Shut Off Valve (White)

Pertinent information for each type of valve is provided below.

Gas Shutoff Devices

Types	Manual Shutoff	Earthquake Sensitive Automatic Shutoff Valves (Red)	Excess Flow Automatic gas shutoff Valves (White)
Installed By	Currently exists in all homes	Owners	Owners
BLB Residents with this Valve	81 - have only a Manual Shutoff Valve	43 - When a property is sold the Automatic Red Shutoff Valve is required by law—so if you have purchased your home in the last few years, you should have the red shut off.	18
Basis of Operation	Owners with the proper wrenches can shut off the gas in emergencies. See Page 4 showing Instructions on How to manually Shut off your Gas.	The valve senses shaking in a residential building that is above a design level of shaking and automatically shuts off gas. The valve will be triggered by a 5.4 or greater earthquake.	The current white valve will shut off if there is a break in the gas line or if there is high pressure in the gas line. The white valve senses gas flows that are above the design-flow-rate and automatically restricts the gas flow.

Types	Manual Shutoff	Earthquake Sensitive Automatic Shutoff Valves (Red)	Excess Flow Automatic gas shutoff Valves (White)
Benefits	Operation guidance is provided in many public information documents such as the phone book.	Someone does not need to be present to ensure shutoff. Activated only in cases when residential building shaking may be sufficient to cause damage to the gas system.	The valve is activated only in cases of gas leaks. Someone does not need to be present to ensure gas shutoff.
Drawbacks	The Manual Shutoff Valve is only effective if someone is present, knows where the valve is located, has access to the valve, and has a wrench suitable to close the valve.	Requires manual reset. Aftershocks can cause the device to activate after service has been restored.	If an earthquake is a magnitude of less than 7.0, these valves will not shut off. These valves will not shutoff the gas if leakage is below the design triggering flow rate, even if a slow leak exists. The valve may not completely shutoff gas flow. A small residual flow is required for the excess flow automatic shutoff valve to reset itself automatically.

To safeguard our properties The Brittany Landing Bay HOA Board highly recommends installing the Little Red Firefighter Gas Shutoff Valve (Red).

How to purchase the Little Firefighter Earthquake Gas Shutoff Valve (Red):

For those of you who chose to purchase the Little Firefighter Earthquake Gas Shutoff Valve (Red), Brittany Landing Bay submitted bids to 4 plumbers to install the Valve. As a result, we have obtained the following vendor, who is an approved vendor for Community of Harbor Bay Isle Owners’ Association. The lowest bid is from Olsson Plumbing.

Proposal from: **Olsson Plumbing Company**; 2425 Clement Avenue, Alameda, Ca. 94501; 510.522.2442
olssonco@aol.com

- Little Firefighter Earthquake Gas Shutoff Valve (Red). Model number: AGV-75 or VAGV-75 both ¾ inch
- <http://littlefirefighter.com/firefighter-valve-75.htm>

Price:

Material: Valve and fittings as needed	\$165.00
Labor for installation and to light the pilot light	\$300.00
<i>Total for Valve & installation. Excludes city permit below.</i>	\$465.00

Pricing is valid through September 30, 2019. (The price of the Valve itself may increase 10/1/19)

About City Permits:

- City Permit: A city permit is necessary to install the valve which you can obtain from the Permit Center in the City of Alameda. As stated above, the cost for the permit is approximately \$150.00. (We believe it may be more cost effective for you to obtain the permit yourself as opposed to Olsson.)
- One advantage of getting the permit is the city will log your Valve in their database for future reference.
- Contact: Permit Center in the City of Alameda. Phone: 510-747-7400, then press option 3 and then press option 2. They are open from 7:30 to 3 pm.
- <https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Permit-Center>

Information from Plumber about the Valves:

- **Earthquake Sensitive Shutoff Valve (Red):** Will be triggered by a 5.4 or greater earthquake. If the Valve activates, either PG&E or plumber can reset it.
- **Excess Flow Shutoff Valves (White)** are 15 – 20 years old.
- If you currently have an Excess Flow Valve then some insurance companies will give the homeowner a discount on the home insurance policy. Sometimes insurance companies will pay for the cost of the Valve.

Information from PGE:

- PG&E does not install or repair or test the emergency gas valves
- PG&E does not make product recommendations
- PG&E can turn the gas off and on. They can reset the valve if the gas has been shut off by the valve.
- Benefit of emergency access shut-off valves: if there is a gas leak either in your home or your neighbor's home you will be in danger unless you are a distance away from the leak. If the gas ignites - each home would be a part of that explosion.

- If you have issues with your gas, call PG&E or Fire Department

Electrical questions and answers:

Answers are from Alameda Municipal Power:

Question #1: In the event of a major earthquake – should each homeowner turn off their Electrical at the breaker or what should we do, if anything?

“You don't want to automatically pull your main breaker at your home unless there is an immediate need to do so. You might need that power! If your home has suffered severe damage, or there is fire, then yes, pull the breaker if it's safe to do so. That really goes for your gas, too - If you don't smell it, or hear it leaking, leave it on. Obviously, if there is imminent danger from a fire, then yes, turn it off! Know the location of your main electric panel. In an emergency, you can turn off your electric supply to your whole home or office through the main switch.”

Question #2: In the event of a major earthquake will Alameda Municipal Power turn off all resident's electrical from your end?

Answer: “No, they do not”.

Advice from PG&E: When to manually turn off your gas

- In an emergency, your gas can be turned off at the gas shutoff valve. Do not shut off the gas unless you smell gas, hear gas escaping, see a broken gas line or suspected gas leak. If you shut off the gas, there may be a considerable delay before PG&E can turn your service back on.
- Please do not turn the gas on yourself. Ask a PG&E representative or other qualified professional to perform a safety check, restore gas service and relight your appliance pilots, even if an earthquake did not cause the closure.
- **Locate your manual gas service shutoff valve and learn how to turn off your home's gas.**
- **Do not turn off your gas without a clear sign that it is leaking.** Depending on how many customers are without gas service, it may take an extended period of time for PG&E to turn your gas service back on.

How to turn off your gas:

1. Locate the main gas shutoff valve.

In Brittany Landing Bay, our main and manual gas shut off valve is located outside of the closet that holds your gas meter. The tang (the part of the valve you put the wrench on) is on a pipe outside of the closet.

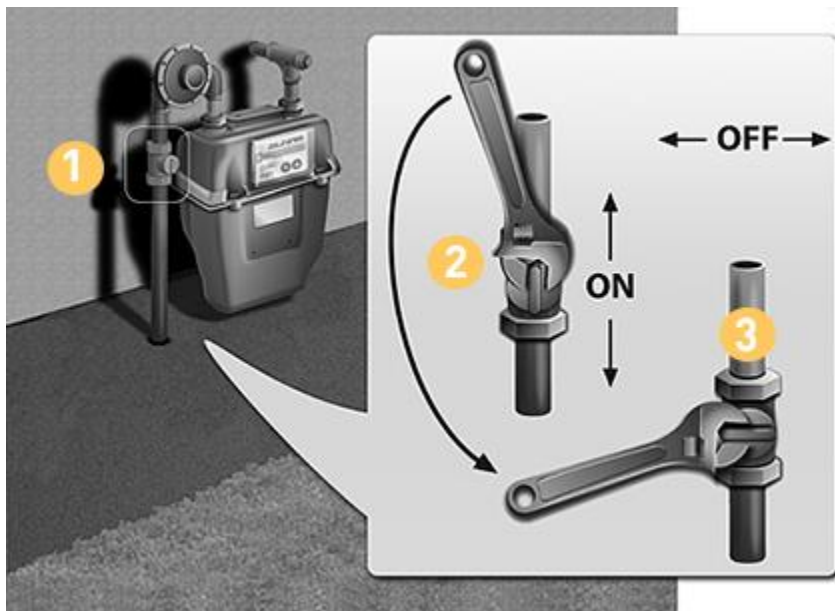
2. Have a wrench handy

Keep a 12" – 15" adjustable pipe or crescent wrench or other suitable tool near the main shutoff valve so in times of emergency you do not have to search for one. You can store the wrench in the closet outside of your garage.

3. Give the valve ¼ turn.

The valve is closed when the tang (the part of the valve you put the wrench on) is crosswise (perpendicular) to the pipe. Give the valve ¼ turn.

NOTE: once you shut off the gas meter, *do not try to turn it back on yourself*. If the gas service shutoff valve is closed PG&E or Alameda Municipal Power should perform a safety inspection before gas service is restored and appliance pilots are relit.



For questions please contact Harbor Bay Management:

Antonette Bolds; ABolds@harborbay.org; (510) 865-3363

Vinita Chugani; ychugani@harborbay.org; (510) 865-3363