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RESEARCH REPORT: RR 5761
EFFECTIVE DATE: 05/01/2024
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GENERAL APPROVAL - New - "Fay" Earthquake Activated Gas Shutoff Valves, manufactured by Fay Mekanik Makine, Inc. See attached page for the list of approved models.

DETAILS

These products are aluminum-bodied seismically actuated gas shutoff valves. They are intended to be installed in a natural gas supply line outside of buildings and downstream of the utility's gas meter, or other locations approved by the Department.

During Seismic activity a steel ball moves from an internal pedestal, which allows the spring-loaded piston to actuate and stop the flow of gas. Manual resetting of the valve is done by inserting and pulling on the setup/reset knob. The knob is stored at the recess where it is inserted. No additional tools are required to manually reset the valves.

The approval is subject to the following conditions:

1. These seismic gas shutoff valves (SGSOV) may be used in low-, medium-, or high-pressure gas systems in all occupancies whose maximum operating pressure does not exceed the pressure rating specified on the valve and may be installed to comply with Ordinance 171874 and Section 94.1217.0 of the Los Angeles Plumbing Code (LAPC), 2023 Edition.
2. The size of the SGSOV shall be such that each appliance is provided with sufficient gas pressure at full demand and subject to one of the following:
 - a. SGSOV's installed on the supply side of the bypass "T" on the meter set may be sized at the discretion of the gas service provider provided the requirements specified above are met.

- b. SGSOV's installed on low-, medium-, or high-pressure gas systems shall be the same size or larger than the size of the pipe the SGSOV is installed on, provided that the pipe is sized for the total volume of gas flowing as required by the LAPC, 2023 Edition.
 - i. All building gas supply lines served by one main meter may be served by one or more SGSOV's of the appropriate size, except that installations of multiple valves in parallel that supply one downstream system are not allowed.
 - ii. Where multiple buildings on a site are served by a central gas utility meter, one or more SGSOV's of the appropriate size shall be installed on each building's supply line.
- c. SGSOVs installed on low pressure gas systems with a size smaller than the size as the gas piping immediately downstream of the bypass "T" of the meter set or the building supply line, whichever is larger, and all SGSOV's installed on medium and high pressure gas systems shall require approval by the Mechanical Plan Check Section. SGSOV's shall be sized by the engineering methods described in Condition No. 3 of this report or by other means acceptable to the mechanical plan check engineer. SGSOV size calculations shall be shown on an approved set of plumbing plans for the complete gas system.

NOTE: SGSOV's sized by methods (a) or (b) above do not require the submittal of engineering calculations to Mechanical Plan Check though the gas system itself may require plan check.

- 3. Gas systems with SGSOV's sized by engineering methods shall utilize the information found in Appendix A of this report and shall comply with the following:
 - a. Low pressure gas systems which utilize a SGSOV shall be so designed that the pressure loss from the meter to the outlet serving the furthest fixture shall not exceed 0.5 inches of water column with full demand being supplied to all outlets. This loss shall include the losses associated with the gas piping, the seismic gas shutoff valve and any other components of the system including but not limited to excess flow gas shutoff valves.
 - b. Low pressure gas systems may be installed with a pressure drop through the system which exceeds 0.5 inches of water column provided that the factory specification sheets for all appliances showing that their minimum operating pressures are provided and that at least their minimum pressures are being met by the system when all appliances are simultaneously operated at maximum capacity.
 - c. The table of equivalent lengths attached to this report may be used for sizing low pressure gas systems with SGSOV's.
 - d. Medium and high pressure gas systems shall be sized by engineering calculations in accordance with the requirements of the appliances, the components installed, and Chapter 12 of the LAPC, 2023 Edition.

4. These SGSOV's shall be installed in accordance with the most restrictive provisions of the manufacturer's instructions, LAPC, and this Research Report. Installation and maintenance shall be performed by qualified personnel only as defined in the LAPC, 2023 Edition and the following:
 - a. Unions may be installed downstream of the bypass "T" of the utility's meter set assembly, outside of the building, for the installation of these SGSOV's.
 - b. The SGSOV is not equivalent to, nor is it to be substituted for, any required manual shutoff valve for the building gas supply.
 5. These SGSOV's shall be installed in the gas service piping at an accessible location. They shall be rigidly attached to the building or other structure acceptable to the Authority Having Jurisdiction with 2 brackets, or by other approved means. The brackets shall be mounted within 6 inches of each end of the valve. SGSOV's installed with City of Los Angeles Mechanical Testing Laboratory approved brackets shall utilize the mounting techniques specified under their approval.
 6. SGSOVs may be installed in the gas line in one of the following locations:
 - a. Gas service lines downstream of the bypass "T" of the meter set assembly, by a licensed contractor or qualified installer, or
 - b. Upstream of the juncture of the building-line stub and the bypass "T" of the meter set assembly by the gas utility or a contractor, working under contract of the gas utility.
 7. If the SGSOV is actuated by an earthquake, the gas system shall be tested for leaks and shall be reset by a person qualified to perform the reset and gas leak detection tests, and by a qualified installer (a single family dwelling homeowner is recognized as a qualified installer by LAPC).
- NOTE:** The gas cock to each gas appliance shall be turned off after actuation by an earthquake valve prior to resetting of the valve for the purpose of testing for leaks.
8. A plumbing permit shall be obtained each time a SGSOV is installed. SGSOV's installed by the gas utility or a contractor authorized and contracted by the gas utility upstream of the bypass "T" of the meter set, shall not require a plumbing permit.
 9. Plan check on gas systems shall be required for:
 - a. Systems having more than ten (10) outlets.
 - b. Whose maximum demand or developed length exceed the limits of Tables 1215.2(1) through 1215.2(36) of the LAPC, 2023 Edition.

- c. Systems utilizing SGSOV's in medium- or high-pressure gas systems.
 - d. Systems utilizing SGSOV's sized by the methods described in Condition No. 2 (c) of this report.
10. Installation in existing occupancies do not require plan check if the existing gas meters are Models MSA Size 1 or MSA Size 2 and, the SGSOV's are sized based on the methods of Condition 2(a) or 2(b) of this report.
11. The manufacturer shall provide a thirty-year warranty that the valve is free from defects and will continue to operate properly for thirty years from the date of its original installation in accordance with Section 94.1217.3.5 of the LAPC, 2023 Edition.
12. Each valve shall be permanently identified with the following information where it will be visible after installation for inspection purposes:
- a. Name of the valve manufacturer.
 - b. Appropriate valve size and model number.
 - c. Division of State Architect's logo.
 - d. Third party certification mark.
 - e. Date code of the manufacture of the valve.

DISCUSSION

The Mechanical Testing Laboratory reviewed recent test reports and current listing certificates. These valves have been tested in accordance with Standard ASCE 25 and are listed by UL LLC. The materials and construction appear to be equivalent to that prescribed by the Los Angeles Municipal Code in quality, strength, effectiveness, durability, and safety.

For this General Approval to be valid on any individual construction project in the City of Los Angeles, an engineer or inspector of the Department of Building and Safety must make a determination that all conditions of the General Approval required to provide equivalency have been met in the case of each construction project under consideration.

This approval is granted under Sections 94.301.0, 94.1204.0, 94.1205.0, 1209.0, 94.1210.0, 94.1212.0, 94.1213.0, 94.1214.0, 94.1215.0, and 94.1217.0 of the Los Angeles Plumbing Code, 2023 Edition.

Approved by:

Cristina Acevedo-Leija
Mechanical Testing Laboratory

APPENDIX A

SEISMIC GAS SHUTOFF VALVES by FAY MEKANIK RR-5749

List of Approved Models

List of Approved Models:

Model	Size (in)	Working Position	Working Pressure (psi)
FM-20	¾	Vertical	7
FM-25	1	Vertical	7
FM-252	1	Vertical	60
FM-253	1	Horizontal	60
FM-32	1 ¼	Vertical	7
FM-322	1 ¼	Vertical	60
FM-323	1 ¼	Horizontal	60
FM-40	1 ½	Vertical	7
FM-401	1 ½	Horizontal	7
FM-402	1 ½	Vertical	60
FM-403	1 ½	Horizontal	60
FM-502	2	Vertical	60
FM-503	2	Horizontal	60
FM-S-200	¾	Vertical	7
FM-S-201	¾	Horizontal	7
FM-S-250	1	Vertical	7
FM-S-251	1	Horizontal	7

Method of Equivalent Lengths for Low Pressure Gas Systems:

Gas systems sized by the method of equivalent lengths shall add the equivalent length (EL) of the seismic gas shutoff valve to total developed length (TDL) of the gas system. Pipe sizing of the system shall be per the methods of Chapter 12 of the LAPC, 2023 Edition but using the TDL + EL as the total length of the gas pipe. The equivalent length of the SGSOV models are indicated in the table below. The equivalent length used for the SGSOV shall correspond to the pipe size required by Chapter 12 of the LAPC, 2023 Edition for the total volume of gas flowing through the SGSOV (the building stub size, in most cases).

Table of Equivalent Lengths for Low Pressure Gas Systems:

Model	Size (in)	Equivalent Length of pipe (ft) (Same nominal size as SGSOV)
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FM-20	¾	1.9
FM-25	1	4.2
FM-252	1	4.2
FM-253	1	4.2
FM-32	1 ¼	13.3
FM-40	1 ½	12.8
FM-50	2	42.4
FM-402	1 ½	12.8
FM-403	1 ½	12.8
FM-502	2	42.4
FM-503	2	42.4
FM-S-200	¾	5.6
FM-S-201	¾	5.6
FM-S-250	1	22.5
FM-S-251	1	22.5