



INFORMATIONAL BULLETIN

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Chief Building Official

Early Release of Gas Meters for Single and Multi-Family Dwellings Utilizing Gas Pressure Not to Exceed Two Psi

California Building Code (CBC) Section 112 restricts any person from connecting any building or system to a utility, source of energy, fuel, or power until released by the building official. This section further authorizes the building official to grant the temporary connection of a building or system to a utility, source of energy, fuel, or power. This applies to Single and Multi-Family Dwellings of R3 or R2 occupancies utilizing gas pressure not to exceed two psi. This is not approved for use on Apartment Buildings of R2 occupancy.

Typically, release of gas meters is granted upon completion of final inspections; however, the homebuilder may request for the opportunity to release gas meter early prior to final inspection subject to the following conditions and approval by the Chief Building Official:

1. Attached letter of commitment signed by the homebuilder division president or corporate officer is submitted to the City of Irvine. Link to fillable letter template: <http://legacy.cityofirvine.org/civica/filebank/blobdload.asp?BlobID=32313>. Please send this letter to the attention of Regina Mauro at rmauro@cityofirvine.org and Rick Olson at rolson@cityofirvine.org.
2. All electrical work must be completed, inspected, and approved by the City inspector for electrical meter release.
3. All gas piping installation must be completed, tested, inspected and approved by the City inspector.
4. All gas appliances must be connected and approved by the City inspector for gas release.
5. OCFA final inspection must be signed off for multi-family dwellings only prior to requesting Early Release of Gas Meter.
6. No phased gas meter release will be provided. Construction for all units under the permit must be completed and approved by the City prior to early gas meter release.

7. Homebuilder's participating in Early Gas Release program shall comply with Irvine Ranch Water District's "Procedure for Phase Release".

No occupancy of any kind including storage will be allowed prior to:

- Approval of all final inspections.
- All utilities and services including but not limited to water, sewer, gas, and electrical are in place.
- A Release for Occupancy notification is received by the City from IRWD.

Note:

- This policy is on a trial basis and subject to revision.
- If homes or units are occupied in any form including storage of any nature prior to receipt of final inspection, then all inspections on the project will be placed on hold until unauthorized occupied homes or units pass final inspection by the City. Homebuilders in violation may lose privileges for Early Gas Meter Release.