

ALTERNATIVES FOR NATURAL GAS SERVICE

Recent developments in the Portuguese Bend Landslide Complex have resulted in the discontinuation of natural gas service to some homes in the area. This informational handout outlines alternatives for natural gas service to continue serving key home appliances and equipment including, but not limited to, stoves, furnaces and water heaters. Please note that these alternatives should be considered as temporary alternatives. This handout also identifies the City of Rancho Palos Verdes permitting requirements for the consideration of an alternative fuel service.

For questions and additional assistance, please contact the City's Building & Safety Division at **(310) 544-5280** or **BuildingSafety@rpvca.gov**. Appointments are strongly encouraged. Please note that the typical planning review process is being bypassed at this time.

Alternative No. 1: **SWITCHING FUEL SOURCE TO PROPANE GAS**

Switching a fuel source to propane gas involves the installation of a gas tank and supporting improvements. Natural gas appliances must be fitted with conversions kits, which may require replacement of burners, regulators, and gas lines for the house to make it propane gas compatible.

This alternative is not as simple as disconnecting an existing gas hose and reconnecting to a propane tank that is used for an outdoor grill — SoCalGas advises doing so is unsafe. This alternative requires professional installation, as it can be dangerous if the person doing the work does not have the technical experience and required licensing. Please consult with a licensed professional who specializes in propane gas installations to consider factors such as, but not limited to:

- Adequate sizing and placement of proposed tank;
- Availability of conversion kits for existing appliances; and
- Project timing and installation costs.

Permits and inspections are required to switch a fuel source to propane gas. Permit fees are currently being waived for homes impacted by the discontinuation of natural gas service. Permit submittal requirements include, but are not limited to:

- A sketch of the project site plan detailing location of property lines, existing structures and proposed improvements.
- Specification Sheet for the model of propane tank that is proposed to be used and connection requirements
- Submittal of completed Building Permit Application (PDF) to the Building & Safety Division (Attached)

Inspections require a gas pressure test to be conducted to ensure there are no leaks. At the same time, the City's Building Inspector will view the provided specification sheet(s) for the conversion kits and ensure the propane tank matches the proposed model from the permit application.

Alternative No. 2: **SWITCHING FUEL SOURCE TO ELECTRIC**

Essential appliances can be replaced with their electrical counterparts including electric furnaces and water heaters. Switching to electric appliances and equipment may require the installation of a new electrical circuit to adequately service new equipment. A licensed electrician is required for the installation of new electrical equipment including panel upgrades.

Permits and inspections are required to switch for all electrical improvements. Submittal of a completed Building Permit Application to the Building & Safety Division is required for processing.





VERY HIGH FIRE SEVERITY ZONE - The entire city of Rancho Palos Verdes is designated as a Very High Fire Severity Zone, as defined by Government Code 51177. All applicable Building Code and Development Standard requirements specific to Very High Fire Severity Zones must be followed.

Building & Safety Permit Application

SINGLE-FAMILY/DUPLEX

MULTI-FAMILY

COMMERCIAL

RANCHO PALOS VERDES

Staff will assign **PERMIT NO.**

For Simple Online
Permit Reviews go
to www.rpvca.gov/

THE APPLICANT MAY BE:

1. A Licensed Contractor
2. An Owner-Builder (all property owners who apply are "Owner-Builders")
3. An Agent acting for the contractor or owner-builder. With letter of authorization.

NOTE TO OWNER-BUILDERS

In compliance with state law, the City of RPV will provide you with a notice and the [Owner's Acknowledgment and Verification of Information Form](#) that explains the legal implications of construction on your property. You will need to sign and submit this acknowledgement prior to permit issuance.

NOTE TO CONTRACTORS

Complete this permit application before getting counter service. To verify license information, visit: Contractor's State License Board website: <https://www.cslb.ca.gov/>

City of Rancho Palos Verdes Business License Info:

www.rpvca.gov/288/Business-License-Information
Phone: (310) 544-5301
Email: businesslicense@rpvca.gov

Community Development Department

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
Phone: (310) 544-5280
Email: buildingsafety@rpvca.gov

PROJECT IDENTIFICATION All applicants must fill out this section

PROJECT ADDRESS:		Rancho Palos Verdes, CA Zip: 90275	
APPLICANT Name:			
Address:		City-State-Zip:	
Email:		Phone:	
*LEGAL OWNER (if different from Applicant) Name:			
Email:		Phone:	
Licensed Contractor or Acting Agent if any		State License #:	
Company Name:			
Address:		City-State-Zip:	
Email:		Phone:	

PERMIT TYPE Check all that apply to the project: ☐ BUILDING ☐ MEP ☐ POOL ☐ RE-ROOF ☐ SOLAR

BRIEFLY DESCRIBE SCOPE OF WORK:

VALUATION \$

TOTAL REMODEL SQFT:		NEW #	
(Kitchen, Bathroom, Bedroom etc.)		(Exterior door count only) CHANGE-OUT #	
DECK SQFT:		COVERED PATIO SQFT:	
ATTACHED		DETACHED	
NEW		REMODEL/REPLASTER	
Please provide what material will be used in the scope of work description.			
RETAINING WALL SQFT:		NEW BUILDING/ADU SQFT:	

Licensed Contractor's Declaration

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and in effect.

Contractor Acting Agent Home Owner Date: _____

Please be aware that despite the issuance of a building permit by the city, the applicant's property may result in additional regulations or denial to perform the work if your property is apart of an HOA community. A letter of authorization signed by the HOA president is highly suggested before pulling any permits.

Printed Name: _____ Signature : X _____

Plumbing

Qty	Item	Fee
	Single Trap Fixture	
	Water Heater	
	Solar Water Heating	
	Water Service Piping	
	Water Treatment	
	Whole System Re-pipe Residential	
	Swimming Pool	
	Relocate Gas Meter	
	Gas Outlets up to 5	
	Each Gas outlets over 5	
	Miscellaneous Repairs	

Qty	Item	Fee
	Lawn Sprinklers	
	Vacuum Breaker or Back Flow preventer	
	Interceptors & Clarifiers	
	Storm Water Drain Inside	
	Building Sewer	
	Private Sewage System	
	Private Sewage Abandonment or Repair	
	Fire Sprinkler Head to 5 units	
	Additional Sprinkler Heads	
	Other	

Mechanical

Qty	Item	Fee
	Heating Appliance / FAU	
	Comfort Cooling Unit / A-C	
	Combo Heating & Cooling Unit	
	Refrigeration Unit up to 25 HP	
	Refrigeration Unit over 25 HP	
	Pool Heater	
	Boiler	
	Ventilation Unit	

Qty	Item	Fee
	Single Flue or Vent for Appliance	
	Residential Exhaust Fan or Duct	
	Commercial Exhaust or Duct	
	Duct System per 1000 SF of Area	
	Cooling unit with ducts	
	Fire Damper 1 – 10	
	Over 10 Dampers	
	Other Appliances or Equipment	

Electrical

Qty	Item	Fee
	Receptacles, Switches or Outlets First 20	
	Each additional switch, outlet or receptacle	
	Panel Upgrade 600V to 200 AMP	
	600V to Over 200 AMP to 1000 AMP	
	Conversion from Overhead to Underground Service	
	Temp Power Pole	
	Systems per SF for one or two family dwellings	
	Systems per SF for Multi Family	
	Misc. Apparatus Conduits, Conductors & Circuits	
	Other	

Qty	Item	Fee
	Residential Appliances	
	Non Residential Appliance	
	Power Apparatus Rated in HP, KW,KVA, or KVAR up to 1 ea	
	Over 1 up to 10	
	Over 10, up to 50	
	Over 50 up to 100	
	Over 100	
	Bus ways, ea 100 FT to Fraction	
	Signs & Marquees	
	Circuits to Manufactured Spa	
	Swimming Pool	