

**Utilities and Transportation Commission
Standard Inspection Report for Intrastate Gas Distribution Systems
Records Review and Field Inspection**

A completed **Standard Inspection Checklist, OQ Field Validation Protocol form and Cover Letter/Field Report** are to be submitted to the Senior Engineer within **30 days** from completion of the inspection.

Inspection Report			
Docket Number	101598		
Inspector Name & Submit Date	Patti Johnson/12/8/2010		
Sr. Eng Name & Review/Date	Joe Subsits 12/15/2010		
Operator Information			
Name of Operator:	Campbell Court Apartments	OP ID #:	
Name of Unit(s):			
Records Location:	No records		
Date(s) of Last (unit) Inspection:	Courtesy inspection 2007	Inspection Date(s):	10-18-2010

Inspection Summary:
 Since the last courtesy inspection, the apartments were sold to the owners step son. He is doing extensive remodeling. He did not appear to want to talk to CNG about eliminating the mm system.

HQ Address: Campbell Court Apartments 415 N 2 nd Ave, Pasco, WA 99301	System/Unit Name & Address: Campbell Court Apartments 415 N 2 nd Ave, Pasco, WA 99301	
Co. Official: Rex Bradley Phone No.: Fax No.: Emergency Phone No.:	Phone No.: Fax No.: Emergency Phone No.:	
Persons Interviewed	Title	Phone No.
Patti Church	manager	
Rex Bradley	owner	

Gas Supplier	Cascade Natural Gas	
Year Installed (Range)	unknown	Pipe Diameters (Range)
Material Type	steel	Length of System

PLEASE NOTE: Mr. Bradley is remodeling these apartments he purchased from his step mother. He did not know they were a master meter. He lives in Portland and could not come to WA for an inspection. Education and training done by phone with him and with his mother the apartment manager. Actual inspection was by phone, after the walk thru with his mother. He was not interested in contacting CNG to see what would be involved in eliminating the master meter system. This is very old pre code pipe. No documentation for gas system.

INSPECTION FORM			S	U	N/A
1.	191.5	Any incidents requiring telephonic reporting to the National Response Center Committed to do in the future.		X	
2.	480-93-200(1)	Telephonic Reports to UTC Pipeline Safety Incident Notification (Within 2 hours) Committed to do in the future.		X	
3.	480-93-200(2)	Telephonic Reports to UTC Pipeline Safety Incident Notification (Within 24 hours) for; Committed to do in the future.		X	
4.	480-93-200(4)	30 day written incident report provided to the commission? WAC 480-93-200 (1) and (2). Committed to do in the future.		X	
5.	480-93-200(7)	Annual Reports filed with the commission no later than March 15 for the proceeding calendar year Committed to do in the future.		X	
6.	480-93-200(7)(b)	File a "Damage Prevention Statistics" Report Committed to do in the future.		X	
7.	480-93-200(7)(c)	File a construction defects and material failures report Committed to do in the future.		X	
8.	480-93-200(8)	Provide emergency contact information to appropriate agencies, Committed to do in the future.		X	
9.	480-93-013	OQ records for personnel performing Construction covered tasks Committed to do in the future.		X	
10.	192.739	Copy of Local Gas Company's Regulator Station annual inspection. Committed to do in the future.		X	
11.	192.195	Overpressure protection designed and installed where required? Provided by CNG. I believe it is 7# into bldgs, owner doesn't know		X	
12.	480-93-140	Service regulators installed, operated and maintained per manufacturers recommendation? Committed to do in the future.		X	
13.	192.616	Written Public Awareness procedure to provide its customers public awareness messages twice annually Committed to do in the future.		X	
14.	192.805	Written Operator Qualification Plan and certification for all employees or contractors Committed to do in the future.		X	
15.	CFR Part 199	Written Drug and Alcohol Plan Committed to do in the future.		X	
16.	192.605(a)	Procedural Manual Review – Operations and Maintenance (1 per yr/15 months) Committed to do in the future.		X	
17.	192.615	Written Emergency Plan Committed to do in the future.		X	
18.	192.617	Failure Analysis procedure Committed to do in the future.		X	
19.	192.605(a)	Appropriate parts of manuals kept at locations where O&M activities are conducted Committed to do in the future.		X	
20.	480-93-018(3)	Records, including maps and drawings updated within 6 months of completion of construction activity? Updated records made available to appropriate operations personnel? Committed to do in the future.		X	
21.	192.619	Maximum Allowable Operating Pressure (MAOP) and operating pressures Owner does not know and he does not have an gas piping information.		X	
22.	192.625 (f)	Local Gas Companies sniff test nearest master meter facility. WAC 480-93-015 exempts Master meter systems monthly Odorant Sniff Testing. Committed to do in the future.		X	
23.	480-93-188(1)	Conducted the gas leak surveys in accordance with 480-93-188 Committed to do in the future.		X	
24.	480-93-188(2)	Gas detection instruments tested for accuracy/intervals (Mfct recommended or monthly not to exceed 45 days) Committed to do in the future.		X	

INSPECTION FORM

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25.	192.723	Completed 5 year leak surveys 192.723 and required annual leak surveys 480-93-188 Committed to do in the future.		X	
26.	192.709	Valve Maintenance – Distribution (1 per yr/15 months) .74 Committed to do in the future.		X	
27.	192.455	Systems that do not have cathodic protection on their steel service must do testing to determine if a corrosive environment exists. If a corrosive environment exists, the Master Meter System must be cathodically protected in accordance with paragraph (a) (2) of this section. 192.465 (e). Currently, Campbell Court Apartments has pre code bare above ground piping. It is falling off the wall and in some locations it is partially buried and in other locations it is lying on the ground. I informed both the manager and Mr Bradley this needs immediate attention. Committed to do in the future.		X	
28.	192.465	Have annual cathodic protection surveys been conducted? Committed to do in the future.		X	
29.	192.491	Annual Pipe-to-soil monitoring (1 per yr/15 months) .465(a) Committed to do in the future.		X	
30.	192.491	Rectifier Monitoring (6 per yr/2½ months) .465(b) Committed to do in the future.		X	
31.	192.453	CP carried out by qualified person: design, installation, operation, and maintenance Committed to do in the future.		X	
32.	192.465 & .491	Rectifiers. If so, test stations – Sufficient Number .469 Committed to do in the future.		X	
33.	480-93-110(8)	CP test reading on all exposed facilities where coating has been removed Committed to do in the future.		X	
34.	480-93-110(3)	CP equipment/ instrumentation maintained, tested for accuracy and calibrated. Committed to do in the future.		X	
35.	192.481	Atmospheric Corrosion: monitoring Committed to do in the future.		X	
36.	192.721	Patrols conducted as required Committed to do in the future.		X	
37.	192.747	Valves checked and serviced annually Committed to do in the future.		X	

