Utilities and Transportation Commission
Standard Inspection Report for Master Meter 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 Chief Engineer within **30 days** from completion of the inspection.

Inspection Report			
Docket Number	**8312**		
Inspector Name & Submit Date	**Anthony Dorrough (10/26/21)**		
Chief Eng Name & Review/Date			
Operator Information			
Name of Operator:	**Mount Vernon Terrace Apartments**	**OP ID #:**	**36954**
Name of Unit(s):	**Mount Vernon Terrace Apartments**		
Records Location:	**3106 S Mount Vernon St, Spokane WA – Office - Bldg. #3**		
Date(s) of Last (unit) Inspection:	**04/27/16**	**Inspection Date(s):**	**10/20/21**

Inspection Summary:

This standard natural gas master meter (MM) inspection covered process and records review questions as well as a site review to determine current CP on the pipeline system. The last MM inspection was performed on 4/27/2016 with no recommended follow up actions. A verbal exit interview was conducted on 10/20/21 for the current inspection.

Dates, Activities and Locations:

10/20- Mount Vernon Terrace Apts. (MVTA) MM Inspection (3106 S Mount Vernon St Spokane WA 99207-Office-Bldg.#3)

Summary of Significant Findings:

[6] violations of federal or state code
[1] area of concern identified

Primary operator contacts/participants in the inspection:

Irina Robinson | Owner/Operator | MVTA (509) 999-5366 Cell

Recommended follow up actions:

[AOC]-Staff recommends that MVTA get a qualified individual to perform a CP inspection as soon as practicable to determine whether this steel pipeline is adequately protected according to federal code and state standards. Staff took CP readings for the purpose of the inspection since there were no qualified MVTA representatives available, preliminary findings indicated CP was below acceptable levels.

HQ Address:	**System/Unit Name & Address:**
3118 S Mount Vernon St, Spokane WA 99207	**3118 S Mount Vernon St, Spokane WA 99207**
Co. Official: **Irina Robinson** **Phone No.:** **Fax No.:** **Emergency Phone No.:**	**Phone No.:** **(509) 999-5366** **Fax No.:** **Emergency Phone No.:**

Persons Interviewed	**Title**	**Phone No.**
Irina Robinson	**Owner/Operator**	**(509) 999-5366**

Gas Supplier		
Year Installed (Range)	**1973**	Pipe Diameters (Range):**4-inch; 2-inch and 1-1/4-inch**
Material Type	**Sched 40 Steel**	Length of System: **1,425-ft**

INSPECTION FORM			S	U	N/A
1.	191.5	Any incidents requiring telephonic reporting to the National Response Center			**X**
2.	480-93-200(1)	Telephonic Reports to UTC Pipeline Safety Incident Notification (Within 2 hours)			**X**
3.	480-93-200(2)	Telephonic Reports to UTC Pipeline Safety Incident Notification (Within 24 hours) for;			**X**
4.	480-93-200(4)	30 day written incident report provided to the commission? WAC 480-93-200 (1) and (2). --- **Q1-Q4 No incidents since last inspection.**			**X**
5.	480-93-200(7)	A copy of every Pipeline and Hazardous Materials Safety Administration (PHMSA) annual report required by U.S. Department of Transportation, Office of Pipeline Safety. **Note:** Master Meter operators not required to submit DOT From PHMSA F7100.1-1 (192.11(b)) ---**This is a Master Meter operator.**			**X**
6.	480-93-200(7)(b)	File a "Damage Prevention Statistics" Report ---**No incidents since last inspection.**			**X**
7.	480-93-200(7)(c)	File a construction defects and material failures report ---**No new construction since last inspection**			**X**
8.	480-93-200(8)	Provide emergency contact information to appropriate agencies,	**X**		
9.	480-93-013	Provide written Operator Qualification Plan for training, qualifying and certificating all employees and contractors	**X**		
10.	192.739	Copy of Local Gas Company's Regulator Station annual inspection. Overpressure protection designed and installed where required? (192.195) **Note:** PHMSA interpretation dated 7-23-92 MM ultimately responsible for requirements under 192.743.	**X**		
11.	480-93-140	Service regulators installed, operated and maintained per manufacturers recommendation (where applicable).	**X**		
12.	192.355	Service regulator vents and relief vents must terminate outdoors, and the outdoor terminal must: (1) Be rain and insect resistant; (2) Be located at a place where gas from the vent can escape freely into the atmosphere and away from any opening into the building; and,(3) Be protected from damage caused by submergence in areas where flooding may occur.	**X**		
13.	192.616	Written Public Awareness procedure to provide its customers public awareness messages twice annually **---Delivered by hand to each tenant during HUD inspections.**	**X**		
14.	CFR Part 199	Copy of written Drug and Alcohol Plan and testing for all contractors.	**X**		
15.	192.605(a)	Procedural Manual Review – Operations and Maintenance (1 per yr/15 months)	**X**		
16.	192.615	Written Emergency Plan	**X**		
17.	192.617	Written procedures for analyzing accidents and failures, including the selection of samples of the failed facility or equipment for laboratory examination, where appropriate, for the purpose of determining the causes of the failure and minimizing the possibility of a recurrence.	**X**		
18.	192.605(a)	Appropriate parts of manuals kept at locations where O&M activities are conducted	**X**		
19.	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?	**X**		
20.	192.619	Maximum Allowable Operating Pressure (MAOP) and operating pressures	**X**		
21.	192.625 (f)	Odorization of gas **Note:** Operators of master meter systems may comply with this requirement by- (1) Receiving written verification from their gas source that the gas has the proper concentration of odorant; and (2) Conducting periodic "sniff" tests at the extremities of the system to confirm that the gas contains odorant. **---No sniff tests since last inspection (5 years).**		**X**	
22.	480-93-188	Conducted the gas leak surveys in accordance with 480-93-188 and 192.723 **---No gas leak surveys since last inspection (5 years).**		**X**	
23.	480-93-188(2)	Gas detection instruments tested for accuracy/intervals (Mfct recommended or monthly not to exceed 45 days) **---No record since last inspection.**		**X**	
24.	192.747	Valve Maintenance – Distribution (1 per yr/15 months) .74 **---There are no valves on this pipeline system.**			**X**

INSPECTION FORM			S	U	N/A
25.	192.455	Systems that do not have cathodic protection (CP) 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). **---There is a series of 17-lb anodes placed on this pipeline system.**	X		
26.	192.465	Have annual cathodic protection surveys been conducted? If there is a anodic cathodic protection system is rectifier monitoring conducted 6 per yr/2½ months, .192465(b)? Is there a sufficient number of test stations. 192.469. **---No cathodic protection surveys since last inspection (5 years).**		X	
27.	192.491	Annual Pipe-to-soil monitoring (1 per yr/15 months) .465(a) **---No monitoring of any type since last inspection (5 years).**		X	
28.	192.453	CP carried out by qualified person: design, installation, operation, and maintenance **---No CP was carried out since last inspection (5 years).**			X
29.	480-93-110(8)	CP test reading on all exposed facilities where coating has been removed **---No exposed facilities.**			X
30.	480-93-110(3)	CP equipment/ instrumentation maintained, tested for accuracy and calibrated. **---No CP equipment available to MVTA since last inspection.**			X
31.	192.481	Atmospheric Corrosion: monitoring **---No atmospheric corrosion monitoring since last inspection (5 years).**		X	
32.	192.721	Patrols conducted as required **---No patrols since last inspection (5 years).**		X	
33.	192.1015	Was the Master Meter IMP program developed and implemented on or before August 2, 2011?	X		
34.	480-93-018	Maintain records sufficient to demonstrate compliance with all requirements of 49 CFR § 191, 192 and chapter 480-93 WAC: give the commission access to records for review during an inspection and must provide the commission copies of records upon request: update its records within six months of when it completes any construction activity and make such records available to appropriate company operations personnel. **---No records maintained since last inspection (5 years).**		X	
35.					
36.					
37.	480-93-250	Each gas pipeline company must comply with chapter 19.122 RCW, including: (1) Subscribe to the appropriate one-number locator service;	X		

Applicable Gas Pipeline Safety Advisory Bulletins: (Last 2 years)

Number	Date	Subject
ADB-10-07	August 31, 2010	Liquefied Natural Gas Facilities: Obtaining Approval of Alternative Vapor-Gas Dispersion Models
ADB-10-08	November 3, 2010	Pipeline Safety: Emergency Preparedness Communications
ADB-11-01	January 4, 2011	Pipeline Safety: Establishing Maximum Allowable Operating Pressure or Maximum Operating Pressure Using Record Evidence, and Integrity Management Risk Identification, Assessment, Prevention, and Mitigation
ADB-11-02	February 9, 2011	Dangers of Abnormal Snow and Ice Build-up on Gas Distribution Systems

For more PHMSA Advisory Bulletins, go to http://ops.dot.gov/regs/advise.htm