



STATE OF WASHINGTON  
UTILITIES AND TRANSPORTATION COMMISSION

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*Sent via email*

December 20, 2021

Walter Moa  
Owner  
Valley View Motel  
162 Washington Highway 20  
Port Townsend, WA 98368

**RE: 2021 Liquefied Petroleum Gas Standard Inspection – Valley View Motel – (Insp. No. 7860)**

Dear Mr. Moa:

Staff from the Washington Utilities and Transportation Commission (staff) conducted an liquefied petroleum gas (LPG) standard inspection of the Valley View Motel (Valley View) pipeline system on Nov. 18, 2021. This inspection included a program, procedures and records review and inspection of the pipeline facilities.

Our inspection indicates 21 probable violations as noted in the enclosed report, which unless corrected, could potentially lead to future violation of state and/or federal pipeline safety rules.

**Your response needed**

Please review the attached report and respond in writing by February 15, 2022. The response should include how and when you plan to bring the probable violations into full compliance.

**What happens after you respond to this letter?**

The attached report presents staff's decision on probable violations and does not constitute a finding of violation by the commission at this time.

After you respond in writing to this letter, there are several possible actions the commission, in its discretion, may take with respect to this matter. For example, the commission may:

- Issue an administrative penalty under [RCW 81.04.405](#); or
- Issue a complaint under [RCW 81.88.040](#), seeking monetary penalties, changes in the company's practices, or other relief authorized by law, and justified by the circumstances. Any pipeline company that violates any pipeline safety provision of any commission

order, or any rule in this chapter including those rules adopted by reference, or chapter [81.88](#) RCW is subject to a civil penalty not to exceed \$218,647 for each violation for each day that the violation persists. The maximum civil penalty for a related series of violations is \$2,186,465; or

- Consider the matter resolved without further commission action.

We have not yet decided whether to pursue a penalty or complaint in this matter. Should the commission decide to assess a penalty or initiate a complaint, your company will have an opportunity to respond and formally present its position.

If you have any questions or if we may be of any assistance, please contact Anthony Dorrrough at (360) 481-4035. Please refer to the subject matter described above in any future correspondence pertaining to this inspection.

Sincerely,

Sean C. Mayo  
Pipeline Safety Director

Enclosure

**UTILITIES AND TRANSPORTATION COMMISSION**  
**2021 Liquefied Petroleum Gas Pipeline Safety Inspection**  
**Valley View Motel**

The following probable violations of Title 49 CFR Part 192.459, .463, .465, .469, .481, .491, .603, .605, .615, .616, .619, .747 and WAC 480-93-013, -015, -018, -110, -140, -188 and NFPA 58 (2004 Edition) 5.2.8.3 and 6.4.5.2 were noted as a result of this inspection of the Valley View Motel (Valley View) pipeline system. The inspection included a records, operation and maintenance (O&M), emergency response, inventory, and field inspection of the pipeline facilities.

**PROBABLE VIOLATIONS**

1. **49 CFR §192.459 External corrosion control: Examination of buried pipeline when exposed.**

*Whenever an operator has knowledge that any portion of a buried pipeline is exposed, the exposed portion must be examined for evidence of external corrosion if the pipe is bare, or if the coating is deteriorated. If external corrosion requiring remedial action under §§ 192.483 through 192.489 is found, the operator shall investigate circumferentially and longitudinally beyond the exposed portion (by visual examination, indirect method, or both) to determine whether additional corrosion requiring remedial action exists in the vicinity of the exposed portion.*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support that exposed portions of the pipeline either have or would be investigated further if external corrosion requiring remedial action were to be found. Subsequently, staff noted corrosion and rust on and around an existing ball-valve located on the pipeline.

2. **49 CFR §192.463 External corrosion control: Cathodic protection.**

*(a) Each cathodic protection system required by this subpart must provide a level of cathodic protection that complies with one or more of the applicable criteria contained in appendix D of this part. If none of these criteria is applicable, the cathodic protection system must provide a level of cathodic protection at least equal to that provided by compliance with one or more of these criteria.*

*(b) If amphoteric metals are included in a buried or submerged pipeline containing a metal of different anodic potential –*

*(1) The amphoteric metals must be electrically isolated from the remainder of the pipeline and cathodically protected; or*

*(2) The entire buried or submerged pipeline must be cathodically protected at a cathodic potential that meets the requirements of appendix D of this part for amphoteric metals.*

*(c) The amount of cathodic protection must be controlled so as not to damage the protective coating or the pipe.*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support the amount of cathodic protection applied to the pipeline is adequate enough to protect it.

3. **49 CFR §192.465 External corrosion control: Monitoring.**

*(a) Each pipeline that is under cathodic protection must be tested at least once each calendar year, but with intervals not exceeding 15 months, to determine whether the cathodic protection meets the requirements of § 192.463. However, if tests at those intervals are impractical for separately protected short sections of mains or transmission lines, not in excess of 100 feet (30 meters), or separately protected service lines, these pipelines may be surveyed on a sampling basis. At least 10 percent of these protected structures, distributed over the entire system must be surveyed each calendar year, with a different 10 percent checked each subsequent year, so that the entire system is tested in each 10-year period.*

*(b) Cathodic protection rectifiers and impressed current power sources must be periodically inspected as follows:*

*(1) Each cathodic protection rectifier or impressed current power source must be inspected six times each calendar year, but with intervals not exceeding 2 1/2 months between inspections, to ensure adequate amperage and voltage levels needed to provide cathodic protection are maintained. This may be done either through remote measurement or through an onsite inspection of the rectifier.*

*(2) After January 1, 2022, each remotely inspected rectifier must be physically inspected for continued safe and reliable operation at least once each calendar year, but with intervals not exceeding 15 months.*

*(c) Each reverse current switch, each diode, and each interference bond whose failure would jeopardize structure protection must be electrically checked for proper performance six times each calendar year, but with intervals not exceeding 2 1/2 months. Each other interference bond must be checked at least once each calendar year, but with intervals not exceeding 15 months.*

*(d) Each operator shall take prompt remedial action to correct any deficiencies indicated by the monitoring.*

*(e) After the initial evaluation required by §§ 192.455(b) and (c) and 192.457(b), each operator must, not less than every 3 years at intervals not exceeding 39 months, reevaluate its unprotected pipelines and cathodically protect them in accordance with this subpart in areas in which active corrosion is found. The operator must determine the areas of active corrosion by electrical survey. However, on distribution lines and where an electrical survey is impractical on transmission lines, areas of active corrosion may be determined by other means that include review and analysis of leak repair and inspection records, corrosion monitoring records, exposed pipe inspection records, and the pipeline environment.*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support that the cathodic protection applied to the pipeline has been tested per. this requirement.

4. **49 CFR §192.469 External corrosion control: Test stations.**

*Each [pipeline](#) under cathodic protection required by this subpart must have sufficient test stations or other contact points for electrical measurement to determine the adequacy of cathodic protection.*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support that there are sufficient test stations or contact points.

5. **49 CFR §192.481 Atmospheric corrosion control: Monitoring**

*(a) Each [operator](#) must inspect and evaluate each [pipeline](#) or portion of the [pipeline](#) that is exposed to the atmosphere for evidence of atmospheric corrosion, as follows:*

<i>Pipeline type:</i>	<i>Then the frequency of inspection is:</i>
<i>(1) Onshore other than a Service Line</i>	<i>At least once every 3 calendar years, but with intervals not exceeding 39 months.</i>
<i>(2) Onshore Service Line</i>	<i>At least once every 5 calendar years, but with intervals not exceeding 63 months, except as provided in <a href="#">paragraph (d)</a> of this section.</i>
<i>(3) Offshore</i>	<i>At least once each calendar year, but with intervals not exceeding 15 months.</i>

*(b) During inspections the [operator](#) must give particular attention to [pipe](#) at soil-to-air interfaces, under thermal insulation, under disbonded coatings, at [pipe](#) supports, in splash zones, at deck penetrations, and in spans over water.*

*(c) If atmospheric corrosion is found during an inspection, the [operator](#) must provide protection against the corrosion as required by [§ 192.479](#).*

*(d) If atmospheric corrosion is found on a [service line](#) during the most recent inspection, then the next inspection of that [pipeline](#) or portion of [pipeline](#) must be within 3 calendar years, but with intervals not exceeding 39 months.*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support atmospheric corrosion control monitoring for this pipeline system.

6. **49 CFR §192.491 Corrosion control records.**

*(a) Each [operator](#) shall maintain records or maps to show the location of cathodically protected piping, cathodic protection facilities, galvanic anodes, and neighboring structures bonded to the cathodic protection system. Records or maps showing a [stated](#) number of anodes, installed in a [stated](#) manner or spacing, need not show specific distances to each buried anode.*

*(b) Each record or map required by [paragraph \(a\)](#) of this section must be retained for as long as the [pipeline](#) remains in service.*

*(c) Each [operator](#) shall maintain a record of each test, survey, or inspection required by this subpart in sufficient detail to demonstrate the adequacy of corrosion control measures or that a corrosive condition does not exist. These records must be retained for at least 5 years with the following exceptions:*

*(1) [Operators](#) must retain records related to [§§ 192.465\(a\) and \(e\)](#) and [192.475\(b\)](#) for as long as the [pipeline](#) remains in service.*

*(2) [Operators](#) must retain records of the two most recent atmospheric corrosion inspections for each distribution [service line](#) that is being inspected under the interval in [§ 192.481\(a\)\(2\)](#).*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support that corrosion control records or maps are maintained.

7. **49 CFR §192.603(b) General provisions**

*(b) Each operator shall keep records necessary to administer the procedures established under [§192.605](#).*

**Finding(s):**

Valley View did not provide staff with any procedure to support that records are retained for this pipeline system.

8. **49 CFR §192.605(a) Procedural manual for operations, maintenance, and emergencies**

*(a) General. Each [operator](#) shall prepare and follow for each [pipeline](#), a manual of written procedures for conducting operations and maintenance activities and for emergency response. For transmission lines, the manual must also include procedures for handling abnormal operations. This manual must be reviewed and updated by*

the *operator* at intervals not exceeding 15 months, but at least once each calendar year. This manual must be prepared before operations of a *pipeline* system commence. Appropriate parts of the manual must be kept at locations where operations and maintenance activities are conducted.

**Finding(s):**

Valley View did not provide staff with any documentation or records to support there was a procedural manual for this pipeline system.

9. **49 CFR §192.615 Emergency plans**

*(a) Each operator shall establish written procedures to minimize the hazard resulting from a gas pipeline emergency. At a minimum, the procedures must provide for the following:*

*(1) Receiving, identifying, and classifying notices of events which require immediate response by the operator.*

*(2) Establishing and maintaining adequate means of communication with appropriate fire, police, and other public officials.*

*(3) Prompt and effective response to a notice of each type of emergency, including the following:*

*(i) Gas detected inside or near a building.*

*(ii) Fire located near or directly involving a pipeline facility.*

*(iii) Explosion occurring near or directly involving a pipeline facility.*

*(iv) Natural disaster.*

*(4) The availability of personnel, equipment, tools, and materials, as needed at the scene of an emergency.*

*(5) Actions directed toward protecting people first and then property.*

*(6) Emergency shutdown and pressure reduction in any section of the operator's pipeline system necessary to minimize hazards to life or property.*

*(7) Making safe any actual or potential hazard to life or property.*

*(8) Notifying appropriate fire, police, and other public officials of gas pipeline emergencies and coordinating with them both planned responses and actual responses during an emergency.*

*(9) Safely restoring any service outage.*

*(10) Beginning action under § 192.617, if applicable, as soon after the end of the emergency as possible.*

*(11) Actions required to be taken by a controller during an emergency in accordance with § 192.631.*

*(b) Each operator shall:*

*(1) Furnish its supervisors who are responsible for emergency action a copy of that portion of the latest edition of the emergency procedures established under [paragraph \(a\)](#) of this section as necessary for compliance with those procedures.*

*(2) Train the appropriate operating personnel to assure that they are knowledgeable of the emergency procedures and verify that the training is effective.*

*(3) Review [employee](#) activities to determine whether the procedures were effectively followed in each emergency.*

*(c) Each operator shall establish and maintain liaison with appropriate fire, police, and other public officials to:*

*(1) Learn the responsibility and resources of each government organization that [may](#) respond to a [gas pipeline](#) emergency;*

*(2) Acquaint the officials with the [operator's](#) ability in responding to a [gas pipeline](#) emergency;*

*(3) Identify the types of [gas pipeline](#) emergencies of which the [operator](#) notifies the officials; and*

*(4) Plan how the [operator](#) and officials can engage in mutual assistance to minimize hazards to life or property.*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support that there is a written emergency plan for this pipeline.

10. **49 CFR §192.616(j) Public awareness.**

*(j) Unless the [operator](#) transports [gas](#) as a primary activity, the [operator](#) of a master meter or [petroleum gas](#) system is not required to develop a public awareness program as prescribed in paragraphs (a) through (g) of this section. Instead the [operator](#) must develop and implement a written procedure to provide its customers public awareness messages twice annually. If the master meter or [petroleum gas](#) system is located on property the [operator](#) does not control, the [operator](#) must provide similar messages twice annually to [persons](#) controlling the property. The public awareness message must include:*

*(1) A description of the purpose and reliability of the [pipeline](#);*

*(2) An overview of the hazards of the [pipeline](#) and prevention measures used;*

*(3) Information about damage prevention;*

*(4) How to recognize and respond to a leak; and*

*(5) How to get additional information.*

**Finding(s):**

Valley View did not provide staff with any documentation that a procedure was developed or implemented to provide public awareness messages.

11. **49 CFR §192.619(a) Maximum allowable operating pressure: Steel or plastic pipelines**

*(a) No person may operate a segment of steel or plastic pipeline at a pressure that exceeds a maximum allowable operating pressure (MAOP) determined under paragraph (c), (d), or (e) of this section,*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support that they have established MAOP and that the pipeline pressure has not been exceeded.

12. **49 CFR §192.747 Valve maintenance: Distribution systems**

*(a) Each valve, the use of which may be necessary for the safe operation of a distribution system, must be checked and serviced at intervals not exceeding 15 months, but at least once each calendar year.*

*(b) Each operator must take prompt remedial action to correct any valve found inoperable, unless the operator designates an alternative valve.*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support that valves located on the pipeline are checked or serviced or that there is a plan for how to handle inoperable valves.

13. **WAC 480-93-013 Covered tasks**

*(1) Background. 49 C.F.R. §§ 192.803 through 192.809 prescribe the requirements associated with qualifications for gas pipeline company personnel to perform "covered tasks." 49 C.F.R. § 192.801 contains a definition of "covered task." In WAC 480-93-999, the commission adopts 49 C.F.R. §§ 192.801 through 192.809. However, in this section, the commission includes "new construction" in the definition of "covered task."*

*(2) Accordingly, for the purpose of this chapter, the commission defines a covered task that will be subject to the requirements of 49 C.F.R. §§ 192.803 through 192.809 as an activity, identified by the gas pipeline company, that:*

*(a) Is performed on a gas pipeline;*

*(b) Is an operations, maintenance, or new construction task;*

*(c) Is performed as a requirement of Part 192 C.F.R.; and*

*(d) Affects the operation or integrity of the gas pipeline.*

*(3) In all other respects, the requirements of 49 C.F.R. §§ 192.801 through 192.809 apply to this chapter.*

*(4) The equipment and facilities used by a gas pipeline company for training and qualification of employees must be similar to the equipment and facilities on which the employee will perform the covered task.*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support that they have established or developed any covered tasks or trained or qualified individuals to perform any of the covered tasks for this pipeline system.

14. **WAC 480-93-015(1) Odorization of gas**

*(1) Each gas pipeline company must odorize the gas in its pipeline at a concentration in air of at least one-fifth of the lower explosive limit, so that the gas is readily detectable by a person with a normal sense of smell.*

**Finding(s):**

Valley View did not provide staff with any documentation to support that there are adequate levels of odorization in this pipeline system.

15. **WAC 480-93-015(2) Odorization of gas**

*(2) Each gas pipeline company must use an odorant testing instrument when conducting sniff tests. Sniff tests must be performed at least once monthly. Master meter systems that comply with 49 C.F.R. § 192.625(f) are exempt from this requirement.*

**Finding(s):**

Valley View did not provide staff with any procedure or records to support that they have conducted sniff tests at the required frequency.

16. **WAC 480-93-018(3) Records**

*(3) Each gas pipeline company must maintain a list of forms and databases, including examples where applicable, that specify what records the company maintains. Each gas pipeline company must make this list available to the commission upon request.*

**Finding(s):**

Valley View did not provide staff with any procedures for documentation of records or any actual records they maintain.

17. **WAC 480-93-110(1) Corrosion control**

*(1) Each gas pipeline company must record and retain a record of each cathodic protection test, survey, or inspection required by 49 C.F.R. Subpart I, and chapter 480-93 WAC. Each gas pipeline company must keep all records of each test, survey, or inspection for a minimum of five years, except those records specified in 49 C.F.R. § 192.491(c) which the gas pipeline company must retain for the life of the gas pipeline facility.*

**Finding(s):**

Valley View did not provide staff with any documentation or records of cathodic protection tests, surveys, or inspections.

18. **WAC 480-93-140 Service regulators**

*(1) To ensure proper operation of service regulators, each gas pipeline company must install, operate, and maintain service regulators in accordance with federal and state regulations, and in accordance with the manufacturer's recommended installation and maintenance practices.*

*(2) Each gas pipeline company must inspect and test service regulators and associated safety devices during the initial turn-on, and when a customer experiences a pressure problem. Testing must include determining the gas regulator's outlet set pressure at a specified flow rate. Each gas pipeline company must use pressure gauges downstream of the regulator during testing. Safety devices such as fracture discs are not required to be tested.*

**Finding(s):**

Valley View did not provide staff with any procedure or records that service regulators on the pipeline system were inspected and tested.

19. **WAC 480-93-188(1) Gas leak surveys**

*(1) Each gas pipeline company must perform gas leak surveys using a gas detection instrument covering the following areas and circumstances:*

- (a) Over all mains, services, and transmission lines including the testing of the atmosphere near other utility (gas, electric, telephone, sewer, or water) boxes or manholes, and other underground structures;*
- (b) Through cracks in paving and sidewalks;*
- (c) On all above ground piping (may be checked with either a gas detection instrument or with a soap solution);*
- (d) Where a gas service line exists, the gas pipeline company must conduct a leak survey at the building wall at the point of entrance, using a bar hole if necessary; and*
- (e) Within all buildings where gas leakage has been detected at the outside wall, at locations where escaping gas could potentially migrate into and accumulate inside the building.*

**Finding(s):**

Valley View did not provide staff with any procedure or records that gas leak surveys were performed.

20. **NFPA 58 (2004 Edition) 5.2.8.3 Container marking.**

*The markings specified for ASME containers shall be on a stainless steel metal nameplate attached to the container, located to remain visible after the container is installed.*

**Finding(s):**

Staff noted that the container markings do not meet the above criteria.

21. **NFPA 58 (2004 Edition) 6.4.5.2 other container location requirements.**

*Loose or piled combustible material and weeds and long dry grass shall be separated from containers by a minimum of 10-ft.*

**Finding(s):**

Staff noted that the container has loose or piled combustible material located too close to the container.