

## ARIZONA CORPORATION COMMISSION - PIPELINE SAFETY GROUP ANNUAL INSPECTION REPORT - Gas System Operators

Inspection Date : 8/13/2018 Last Inspection Date : 7/28/2016

Name of Facility: ACE PROPERTIES (formerly Sky Harbor Apts) OPID #: 33594 Phone: (602) 402-3184

Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Address of Facility: 2532 E WASHINGTON City: PHOENIX

State: AZ Zip: 85034 Contact Person: JERRY STARR

Operator Name: JERRY STARR Phone: (602) 402-3184

Operator Address: 10890 SOUTHWIND LN City: SCOTTSDALE

please check box if this is to be the mailing address

State: AZ Zip: 85262 Number of Buildings: 11

Facility Type: Apartments / Condos Priority: 2 Gas Supplier: Southwest Gas

LPG: No Natural: Yes Number of Meters: One Operating Pressure: 7" WC

GAS SYSTEM HISTORY A. Piping Type: PE/Steel Date Installed: 5/21/1998

- |   |                       |
|---|-----------------------|
| 1. Has a written operation and maintenance plan been established meeting the requirements of the regulations and review records maintained?         | <u>Unsatisfactory</u> |
| 2. Has a written emergency plan been established and does operating personnel have knowledge of emergency procedures and are records maintained?    | <u>Unsatisfactory</u> |
| 3. Has a map of the gas system been developed showing meter and valve locations, mains, and service lines?  | <u>Unsatisfactory</u> |
| 4. Are operation and maintenance personnel qualified and are OQ records maintained?   | <u>Unsatisfactory</u> |
| 5. Has all above ground pipe been maintained?   | <u>Unsatisfactory</u> |
| 6. Has cathodic protection been tested at proper intervals and records maintained? Does it meet the negative voltage of at least 0.85 volt?         | <u>Unsatisfactory</u> |
| 7. Have required valves been checked and serviced at intervals not exceeding 15 months but at least once each calendar year and records maintained? | <u>Unsatisfactory</u> |
| 8. Have periodic odorization checks been conducted and records maintained?  | <u>Unsatisfactory</u> |
| 9. Has a leak survey of the system been conducted at intervals not exceeding 15 months but at least once each calendar year and records maintained? | <u>Unsatisfactory</u> |
| 10. Has operator filed annual report?   | <u>Unsatisfactory</u> |

Last year on File : 2015

2) Reminder: There needs to be a review of the Emergency Plan and Emergency Review each calendar year not to exceed 15 months. There are 4 days left in this cycle in order to meet compliance (8/17/2018.)

Total Violations Found: 10

**NOTE:** Items listed or marked *Unsatisfactory* or *Not Checked* shall be corrected no later than 30-days following the receipt of this report. Correspondence regarding violations can be emailed to [safety@azcc.gov](mailto:safety@azcc.gov) or mailed to Pipeline Safety Section, 1300 W. Washington Street, Phoenix, AZ 85007. Failure to comply will result in this matter being forwarded to our Legal Council for further action, and this action may result in termination of gas service to your facility.

The findings of this report are based on observation made and documentation available to inspectors at the time of inspection.

JERRY STARR

Daniel Hickey

**Operator  
Representative**

**ACC  
Representative**

Notes :

- 1) Finding: The responsible party is not listed in Operator's O&M.  
Recommendation: Delineate who will be responsible for the operations of the natural gas system for Ace Properties.  
Reminder: There needs to be a review of the O&M each calendar year not to exceed 15 months. There are 4 days left in this cycle in order to meet compliance (8/17/2018.)
- 5) Finding: There is several location where above ground pipe is not painted.  
Recommendation: Paint all above ground pipe.
- 7) Finding: The last valve maintenance was performed on 4/7/2016.  
Recommendation: Need to have records of valve maintenance for 2017 and 2018 being conducted if already completed within 30 days of this inspection.
- 8) Finding: The last odorant checked was performed on 4/7/2016.  
Recommendation: Conduct at least 4 odorant checks by end of year.  
Reminder: Odorant checks have to be conducted 4 times a year, 1 each quarter.
- 9) Finding: The last leak survey was performed on 4/7/2016.  
Recommendation: Need to have records of the leak survey for 2017 and 2018 being conducted if already completed within 30 days of this inspection.
- 10) Finding: The last Annual Report was completed in 2015.  
Recommendation: Need to submit Annual report for 2016 and 2017.