

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

Inspection Date : 7/16/2018 Last Inspection Date : 3/8/2016

Name of Facility: ARIZONA BILTMORE HOTEL EAST & WEST OPID #: 33088 Phone: (602) 954-2593

Cell Phone: (480) 720-9219 Fax: \_\_\_\_\_ Email: Dan.Abel@waldorfastoria.com

Address of Facility: 2400 E MISSOURI AVE City: PHOENIX

State: AZ Zip: 85016 Contact Person: Dan Abel

Operator Name: GLC REAL ESTATE Phone: (602) 471-4091

Operator Address: 2400 E MISSOURI City: PHOENIX

please check box if this is to be the mailing address

State: AZ Zip: 85016 Number of Buildings: 20

Facility Type: Hospitality Priority: 2 Gas Supplier: Southwest Gas

LPG: No Natural: Yes Number of Meters: Four Operating Pressure: 5 PSIG

GAS SYSTEM HISTORY A. Piping Type: PVC/Steel Date Installed: 1/1/1979

- |   |                       |
|---|-----------------------|
| 1. Has a written operation and maintenance plan been established meeting the requirements of the regulations and review records maintained?         | <u>Satisfactory</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>Satisfactory</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>Satisfactory</u>   |
| 8. Have periodic odorization checks been conducted and records maintained?  | <u>Satisfactory</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>Satisfactory</u>   |
| 10. Has operator filed annual report?   | <u>UnSatisfactory</u> |

Last year on File : 2015

Operator will update the amount of footage on form and send in to ACC for 2017.

Total Violations Found: 5

**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.

Operator Representative Dan Abel ACC Representative Daniel Hickey

Notes :

- 2) Finding: Operator did not have contractor information listed on the Contractor Emergency Contact List.  
Recommendation: Update emergency contact information for current contractor.
- 3) Finding: Operator has several sections of pipeline on current map that are not accounted for. There are 4 possibly 5 meters for this property that feed at different locations.  
Recommendation: Locate all facilities from meter to end of system for each of the systems and update map accordingly. Also, include locations on the map that show all significant points including but not limited to: meters, isolation valves, regulators, anodes, etc. (Include locations of PVC and steel pipe on map.)
- 4) Finding: Operator was missing OQs for AGS for work done on 12/4/2017.  
Recommendation: Obtain copies of AGS OQs and keep in Master Meter book.
- 5) Finding: Pipe by pool area needs to be repainted.
- 6) Reminder: When the locations of all the non mapped pipe is found and type of pipe identified, a pipe to soil survey may need to be conducted to check the cathodic protection status of that section of pipe. Appropriate remediation will have to be conducted if the minimum criteria of -0.850 mV DC is not found.
- 8) Reminder: Conduct Odorant Checks (sniff tests) once each quarter (4 times a year).
- 9) Reminder: When the locations of all the non mapped pipe is found, a leak survey will need to be conducted.