

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

Inspection Date : 7/10/2018 Last Inspection Date : 2/10/2016

Name of Facility: BELL TOWERS APARTMENTS OPID #: 32923 Phone: (602) 866-3298

Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: belltower@mebmgmt.com

Address of Facility: 17216 N 33RD AVE City: PHOENIX

State: AZ Zip: 85053 Contact Person: SHAWNNA WORDEN

Operator Name: Simone Bell Tower LLC Phone: (602) 866-3298

Operator Address: 17216 N 33RD AVE City: PHOENIX

[ ] please check box if this is to be the mailing address

State: AZ Zip: 85053 Number of Buildings: 2

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

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

GAS SYSTEM HISTORY A. Piping Type: Plastic Date Installed: 12/1/1986

- |   |                       |
|---|-----------------------|
| 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>Satisfactory</u>   |
| 4. Are operation and maintenance personnel qualified and are OQ records maintained?   | <u>Satisfactory</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>Satisfactory</u>   |

Last year on File : 2015

2017 report picked up on site.

Total Violations Found: 2

**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 Shawwna Worden ACC Representative Ryan Weight

Notes :

- No. 2: Need to have any additional personnel trained on emergency plan as needed.
- No. 5: Touch up paint on piping and fittings at south pool heater where rust is showing.

Letter of intent due by 8-10-18.