

# Inspection Output (IOR)

Generated on 2022.November.23 11:38

## Report Filters

Assets Mount Vernon Terrace Apts. Section 114 / MVTA 114

Results All

## Inspection Information

Inspection Name	8512 Mount Vernon Terrace Section 114	Operator(s)	MOUNT VERNON TERRACE APARTMENTS (36954)	Plan Submitted	07/07/2022
Status	PLANNED	Lead	Anthony Dorrrough	Plan Approval	07/08/2022 by Scott Rukke
Start Year	2022	Team Members	David Cullom, Dennis Ritter, Lex Vinsel, Derek Norwood, Scott Anderson, Darren Tinnerstet	All Activity Start	11/02/2022
System Type	GD	Supervisor	Scott Rukke	All Activity End	11/02/2022
Protocol Set ID	WA.GD.2022.01	Director	Sean Mayo	Inspection Submitted	--
				Inspection Approval	--

## Inspection Summary

### Inspection Scope and Summary

*This inspection is a review of the Mount Vernon Terrace Apts. MM unit for the Enhanced Safety (PIPES) Act of 2020, according to Section 114 Protecting our Infrastructure of Pipelines.*

### Facilities visited and Total AFOD

MS Teams meeting online, no facilities visited.

### Summary of Significant Findings

*There were no significant findings.*

### Primary Operator contacts and/or participants

Michael Landes/Construction Manager/Securities Properties (206) 713-8843

Steve Higgins/Maintenance Supervisor/Securities Properties (509) 822-9339

Amanda Lanphere/Securities Properties (206) 496-5150

### Operator executive contact and mailing address for any official correspondence

Brandon Musser/Director Affordable Housing (206) 707-2056

Securities Properties, 701 Fifth Avenue, Suite 5700, Seattle WA 98104 (206) 926-6202

## Scope (Assets)

Short # Name	Long Name	Asset Type	Asset IDs	Excluded Topics	Planned	Required	Inspected	Total	Required % Complete
1. MVTA 114	Mount Vernon Terrace Apts. Section 114	unit	--	Storage Fields Bottle/Pipe - Holders Vault Offshore GOM OCS Cast or Ductile Iron Copper Pipe Aluminum/Amphoteric Plastic pipe Abandoned	20	20	20	20	100.0%

1. Percent completion excludes unanswered questions planned as "always observe".

## Plans

#	Plan Assets	Focus Directives	Involved Groups/Subgroups	Qst Type(s)	Extent	Notes
1.	MVTA 114	--	114.MM	P, R, O, S	Detail	--

## Plan Implementations

Activity # Name	SMART Act#	Start Date End Date	Focus Directives	Involved Groups/Subgroups	Assets	Qst Type(s)	Planned	Required	Inspected	Total	Required % Complete
1. MVTA 114	--	11/02/2022 -- 11/02/2022	--	all planned questions	all assets	all types	20	20	20	20	100.0%

1. Since questions may be implemented in multiple activities, but answered only once, questions may be represented more than once in this table.
2. Percent completion excludes unanswered questions planned as "always observe".
3. Question counts and completion percents are filtered to include only questions planned for and results applied to the filtered Assets.

## Forms

No items matched the search conditions.

## Results (all values, 20 results)

40 (instead of 20) results are listed due to re-presentation of questions in more than one sub-group.

### 114.GD: Section 114 - Gas Distribution

1. Question Result, ID, References **NIC, SRN.114.INSPECTCVRG.S**, (also presented in: 114.MM)

Question Text *What are your assets comprised of?*

Assets Covered **MVTA 114**

Result Notes **Natural Gas Master Meter Distribution System**

1,425 ft – Buried 4-inch & 2-inch Schedule 40 Steel Wrapped Piping – MAOP 60lbs

Cathodic protection: [2]- 17lb Magnesium Anodes (sacrificial)

[1]- 4-inch Emergency Response Valve

[1]- Fisher S-202 Regulator

[1]- 289 Relief

[14]- Fisher 1-1/4-inch S-302 Service Regulators

2. Question Result, ID, References **NA, SRN.114.GASTRANSPORT.S**, (also presented in: 114.MM)  
Question Text *Do you transport natural gas as a specific commodity (i.e., not a byproduct or constituent of another substance)?*  
Assets Covered **MVTA 114**  
Result Notes **No such activity/condition was observed during the inspection.**
3. Question Result, ID, References **NA, SRN.114.DRIVERENGINE.S**, (also presented in: 114.MM)  
Question Text *Do you use natural gas-fueled drivers or engines to compress natural gas?*  
Assets Covered **MVTA 114**  
Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**
4. Question Result, ID, References **NA, SRN.114.NGUSE.S**, (also presented in: 114.MM)  
Question Text *Do you use natural gas for fuel or power appurtenances or instrument gas on regulated facilities?*  
Assets Covered **MVTA 114**  
Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**
5. Question Result, ID, References **NA, 114.114.LKRLSID.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)  
Question Text *Do procedures provide a methodology for identifying sources of fugitive natural gas emissions in the system?*  
Assets Covered **MVTA 114**  
Result Notes **No such event occurred, or condition existed, in the scope of inspection review.**
6. Question Result, ID, References **NA, 114.114.LKRLSVENT.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)  
Question Text *Do procedures identify measures for minimizing natural gas release volumes associated with non-emergency venting and blowdowns from operations and maintenance?*  
Assets Covered **MVTA 114**  
Result Notes **No such event occurred, or condition existed, in the scope of inspection review.**
7. Question Result, ID, References **Sat, 114.114.LKRLSUNEXPCTVENT.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)  
Question Text *Do procedures provide for investigation of any unanticipated vented releases of natural gas, and if so, what are the associated actions?*  
Assets Covered **MVTA 114**
8. Question Result, ID, References **Sat, 114.114.LKRLSLKDATA.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)  
Question Text *Do procedures include a methodology to collect, retain and analyze detailed information from detected natural gas leaks, including those eliminated by lubrication, adjustment, tightening or otherwise below thresholds for regulatory reporting?*  
Assets Covered **MVTA 114**
9. Question Result, ID, References **Sat, 114.114.LKRLSDETECTLK.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)  
Question Text *Do procedures include instructions for personnel to detect leaks to help further reduce emission in stations and along the right of way?*  
Assets Covered **MVTA 114**
10. Question Result, ID, References **Sat, 114.114.LKRLSIDMITRPR.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)

Question Text *Do procedures define a process to identify, classify, mitigate and repair leaks?*  
Assets Covered **MVTA 114**

11. Question Result, ID, References **NA, 114.114.LKMITRPRLAUF.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)

Question Text *Do procedures provide for review of Lost & Unaccounted for Gas (LAUF) and do procedures specify actions to reduce the associated volume?*

Assets Covered **MVTA 114**

Result Notes **No such activity/condition was observed during the inspection.**

12. Question Result, ID, References **NA, 114.114.REGSTATIONOM.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)

Question Text *Do maintenance or operational procedures contain measures for reduction of natural gas releases from regulators?*

Assets Covered **MVTA 114**

Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**

13. Question Result, ID, References **NA, 114.114.REGSTATIONCONFIG.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)

Question Text *Do maintenance or operational procedures contain measures for identifying potential configuration changes that would reduce natural gas releases from regulators?*

Assets Covered **MVTA 114**

Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**

14. Question Result, ID, References **Sat, 114.114.TESTRELIEFVLV.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)

Question Text *Do relief valve testing procedures include measures to minimize natural gas releases?*

Assets Covered **MVTA 114**

15. Question Result, ID, References **NA, 114.114.FLARE.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)

Question Text *Do procedures for flaring from pipeline facilities for transporting natural gas include measures for minimization of natural gas emissions?*

Assets Covered **MVTA 114**

Result Notes **No such activity/condition was observed during the inspection.**

16. Question Result, ID, References **NA, 114.114.GNLDSGNCNFG.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)

Question Text *Do operation and maintenance procedures contain mechanisms for identifying potential design/configuration changes for reducing natural gas releases?*

Assets Covered **MVTA 114**

Result Notes **No such activity/condition was observed during the inspection.**

17. Question Result, ID, References **Sat, 114.LEAKPRONE.LKRLS.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)

Question Text *What procedures are in place to monitor for and identify pipe segments that are leak-prone, and what criteria (e.g., frequency of leak or failure events) are specified for determining a pipeline segment is leak-prone?*

Assets Covered **MVTA 114**

18. Question Result, ID, References **Sat, 114.LEAKPRONE.LKRLSLKDATA.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)

Question Text *Do procedures include a methodology to collect, retain and analyze detailed information from detected leaks, including those eliminated by lubrication, adjustment, tightening or otherwise below thresholds for regulatory reporting?*

Assets Covered **MVTA 114**

19. Question Result, ID, References **NA, 114.LEAKPRONE.LKMITGRPREXAMPLE.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)

Question Text *Do procedures identify cast iron, unprotected steel, wrought iron, and vintage plastic pipe with known leak issues?*

Assets Covered **MVTA 114**

Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**

20. Question Result, ID, References **NA, 114.LEAKPRONE.LKMITGRPROTHER.P, 49 U.S.C. 60108(a)** (also presented in: 114.MM)  
Question Text *Do procedures clearly define a process to address replacement or remediation of pipe segments with known leak issues beyond those specifically identified in Section 114?*  
Assets Covered **MVTA 114**  
Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**

## 114.MM: Section 114 - Master Meter

21. Question Result, ID, References **NIC, SRN.114.INSPECTCVRG.S,** (also presented in: 114.GD)  
Question Text *What are your assets comprised of?*  
Assets Covered **MVTA 114**  
Result Notes **Natural Gas Master Meter Distribution System**  
  
**1,425 ft – Buried 4-inch & 2-inch Schedule 40 Steel Wrapped Piping – MAOP 60lbs**  
  
**Cathodic protection: [2]- 17lb Magnesium Anodes (sacrificial)**  
  
**[1]- 4-inch Emergency Response Valve**  
  
**[1]- Fisher S-202 Regulator**  
  
**[1]- 289 Relief**  
  
**[14]- Fisher 1-1/4-inch S-302 Service Regulators**
22. Question Result, ID, References **NA, SRN.114.GASTRANSPORT.S,** (also presented in: 114.GD)  
Question Text *Do you transport natural gas as a specific commodity (i.e., not a byproduct or constituent of another substance)?*  
Assets Covered **MVTA 114**  
Result Notes **No such activity/condition was observed during the inspection.**
23. Question Result, ID, References **NA, SRN.114.DRIVERENGINE.S,** (also presented in: 114.GD)  
Question Text *Do you use natural gas-fueled drivers or engines to compress natural gas?*  
Assets Covered **MVTA 114**  
Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**
24. Question Result, ID, References **NA, SRN.114.NGUSE.S,** (also presented in: 114.GD)  
Question Text *Do you use natural gas for fuel or power appurtenances or instrument gas on regulated facilities?*  
Assets Covered **MVTA 114**  
Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**
25. Question Result, ID, References **NA, 114.114.LKRLSID.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
Question Text *Do procedures provide a methodology for identifying sources of fugitive natural gas emissions in the system?*  
Assets Covered **MVTA 114**  
Result Notes **No such event occurred, or condition existed, in the scope of inspection review.**
26. Question Result, ID, References **NA, 114.114.LKRLSVENT.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
Question Text *Do procedures identify measures for minimizing natural gas release volumes associated with non-emergency venting and blowdowns from operations and maintenance?*  
Assets Covered **MVTA 114**  
Result Notes **No such event occurred, or condition existed, in the scope of inspection review.**

27. Question Result, ID, References **Sat, 114.114.LKRLSUNEXPCTVENT.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do procedures provide for investigation of any unanticipated vented releases of natural gas, and if so, what are the associated actions?*  
 Assets Covered **MVTA 114**
28. Question Result, ID, References **Sat, 114.114.LKRLSLKDATA.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do procedures include a methodology to collect, retain and analyze detailed information from detected natural gas leaks, including those eliminated by lubrication, adjustment, tightening or otherwise below thresholds for regulatory reporting?*  
 Assets Covered **MVTA 114**
29. Question Result, ID, References **Sat, 114.114.LKRLSDETECTLK.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do procedures include instructions for personnel to detect leaks to help further reduce emission in stations and along the right of way?*  
 Assets Covered **MVTA 114**
30. Question Result, ID, References **Sat, 114.114.LKRLSIDMITRPR.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do procedures define a process to identify, classify, mitigate and repair leaks?*  
 Assets Covered **MVTA 114**
31. Question Result, ID, References **NA, 114.114.LKMITRPRLAUF.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do procedures provide for review of Lost & Unaccounted for Gas (LAUF) and do procedures specify actions to reduce the associated volume?*  
 Assets Covered **MVTA 114**  
 Result Notes **No such activity/condition was observed during the inspection.**
32. Question Result, ID, References **NA, 114.114.REGSTATIONOM.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do maintenance or operational procedures contain measures for reduction of natural gas releases from regulators?*  
 Assets Covered **MVTA 114**  
 Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**
33. Question Result, ID, References **NA, 114.114.REGSTATIONCONFIG.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do maintenance or operational procedures contain measures for identifying potential configuration changes that would reduce natural gas releases from regulators?*  
 Assets Covered **MVTA 114**  
 Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**
34. Question Result, ID, References **Sat, 114.114.TESTRELIEFVLV.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do relief valve testing procedures include measures to minimize natural gas releases?*  
 Assets Covered **MVTA 114**
35. Question Result, ID, References **NA, 114.114.FLARE.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do procedures for flaring from pipeline facilities for transporting natural gas include measures for minimization of natural gas emissions?*  
 Assets Covered **MVTA 114**  
 Result Notes **No such activity/condition was observed during the inspection.**
36. Question Result, ID, References **NA, 114.114.GNLDSGNCNFG.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do operation and maintenance procedures contain mechanisms for identifying potential design/configuration changes for reducing natural gas releases?*  
 Assets Covered **MVTA 114**  
 Result Notes **No such activity/condition was observed during the inspection.**

37. Question Result, ID, References **Sat, 114.LEAKPRONE.LKRLS.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *What procedures are in place to monitor for and identify pipe segments that are leak-prone, and what criteria (e.g., frequency of leak or failure events) are specified for determining a pipeline segment is leak-prone?*  
 Assets Covered **MVTA 114**
38. Question Result, ID, References **Sat, 114.LEAKPRONE.LKRLSLKDATA.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do procedures include a methodology to collect, retain and analyze detailed information from detected leaks, including those eliminated by lubrication, adjustment, tightening or otherwise below thresholds for regulatory reporting?*  
 Assets Covered **MVTA 114**
39. Question Result, ID, References **NA, 114.LEAKPRONE.LKMITGRPREXAMPLE.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do procedures identify cast iron, unprotected steel, wrought iron, and vintage plastic pipe with known leak issues?*  
 Assets Covered **MVTA 114**  
 Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**
40. Question Result, ID, References **NA, 114.LEAKPRONE.LKMITGRPROTHER.P, 49 U.S.C. 60108(a)** (also presented in: 114.GD)  
 Question Text *Do procedures clearly define a process to address replacement or remediation of pipe segments with known leak issues beyond those specifically identified in Section 114?*  
 Assets Covered **MVTA 114**  
 Result Notes **No such relevant facilities/equipment existed in the scope of inspection review.**

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