

Inspection Time



An Overview to CPUC
Natural Gas and Propane
Inspections



How Are Inspections Scheduled?

- Inspections are performed on a maximum 5-year frequency.
- Starting in 2013, inspection frequency will be risk-based with a maximum 7-year frequency.
- Inspectors pick the parks that have gone the longest without an inspection.
- A letter is mailed to the park operator and park. The letter states:
 - Day and time for the inspection
 - Name of the Inspector
 - The inspector's phone number
 - The required records needed for the inspection
- Call the Inspector and verify the appointment time and park representative that will meet them.
- Inspection can occur without park representative present, but this should be avoided.

Inspection Notice

STATE OF CALIFORNIA
PUBLIC UTILITIES COMMISSION
505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-0296

ARNOLD SCHWARZENEGGER, Governor



3043 / 09-0103

August 12, 2009

NEWPORT PACIFIC
17300 RED HILL AVE., #280
IRVINE, CA 92714-5643

Dear Mobilehome Park Operator:

As required by State Law and Public Utilities Code Chapter 4, Section 4352, engineer(s) from the Utilities Safety Branch of the California Public Utilities Commission will be conducting an onsite inspection of your natural gas distribution system.

Inspector: Aimee Dalusong

Location: TAHOE VERDE M/H PARK

Between 8:00am and 9:30am on September 14, 2009

Please have a representative with the following records pertaining to the gas system available for review on the day of the inspection:

1. Operation and Maintenance Plan
2. Emergency Plan
3. Operator Qualification Plan
4. These maintenance records for the past 5 years:
 - a) Gas Leak Survey
 - b) Key Valve Maintenance
 - c) Cathodic Protection (Rectifier and pipe-to-soil reads)
 - d) Patrolling
 - e) Odorization
5. Map of the natural gas system
6. Leak Repair Records

Please inform residents of the inspection by posting the enclosed notice at a place where it will be visible to all residents.

Upon receipt of this letter, please contact me at [\(415\) 703-2055](tel:415-703-2055) to confirm the date, time, name of the representative, and meeting location on the day of the inspection.

Sincerely,

Aimee Dalusong
Utilities Engineer
Utilities Safety and Reliability Branch
Consumer Protection and Safety Division

Inspection Notice

STATE OF CALIFORNIA
PUBLIC UTILITIES COMMISSION
505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298

Arnold Schwarzenegger, Governor



NOTICE

PARK: TAHOE VERDE M/H PARK

DATE: September 14, 2009

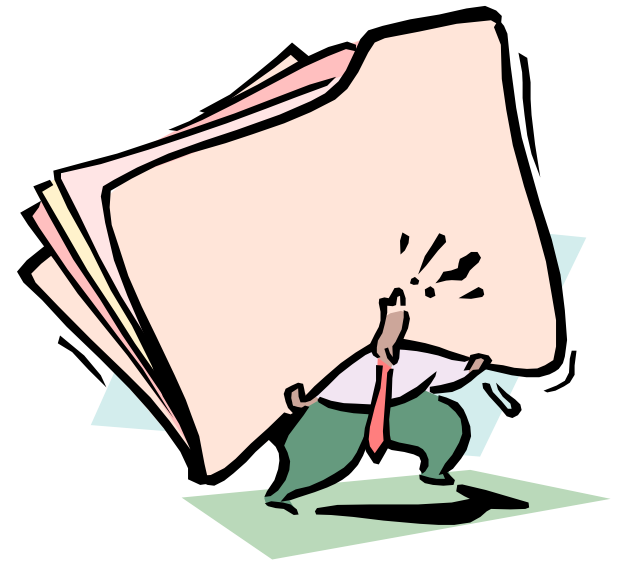
TIME: Between 8:00am and 9:30am

AS REQUIRED BY STATE LAW, ONE OR MORE ENGINEERS FROM THE CONSUMER SERVICES DIVISION OF THE CALIFORNIA PUBLIC UTILITIES COMMISSION (CPUC) WILL BE CONDUCTING AN INSPECTION OF THE NATURAL GAS DISTRIBUTION SYSTEM AT THIS LOCATION ON THE ABOVE DATE AND TIME. THE RESIDENTS ARE REQUESTED TO KEEP DOGS AND/OR OTHER ANIMALS AWAY FROM THE NATURAL GAS RISERS AND/OR SUBMETERS ON THE DAY OF THE INSPECTION. THE ENGINEER(S) CAN BE IDENTIFIED BY A OFFICIAL CPUC PHOTO IDENTIFICATION CARD. THANK YOU FOR YOUR COOPERATION ON THIS MATTER.

Preparing for the Inspection

- Make sure you have the following, at the audit:
 - Operation & Maintenance Plan
 - Emergency Plan
 - 5 years of Maintenance Records
 - Operator Qualification Plan
 - Public Awareness Plan
 - DIMP Plan
 - Map of the Gas System

- Meters are accessible
 - Dogs are tied up
 - Meters are not covered



What do Inspectors look for?

- No mystery, inspectors are looking for non-compliances with:
 - Federal and state gas pipeline safety laws (49 CFR, Part 192 and GO 112-E)
- Park has a written plan for, and is following its:
 - Operation and Maintenance Plan
 - Emergency Plan
 - Operator Qualification Plan
 - PAP and semi-annual notices to customers
 - DIMP



Last Part of Inspection Form

CPUC Representative	Representative (print name)	Representative's Signature
Instructions: If a violation has been cited, please submit to the Commission your plan for remedial action within 30 days of receipt of this report. Mail your response to:		
<input type="checkbox"/> CPUC Attention: CPUC Representative 505 Van Ness Ave., Room 2-D San Francisco, CA 94102	<input type="checkbox"/> CPUC Attention: CPUC Representative 515 L Street, Suite 1119 Sacramento, CA 95814	<input type="checkbox"/> CPUC Attention: CPUC Representative 320 West 4th Street, Suite 500 Los Angeles, CA 90013
California Public Utilities Code sections 4357 (MHP) and 4457 (Propane) provide that a violation of the rules or orders of the Commission is a misdemeanor punishable by a fine up to \$1,000/day, not to exceed \$200,000 for a single violation or a series of related violations.		
Distribute: Original - CPUC	Green - Owner/Operator	Yellow - Staff



- The Engineer will direct the park representative that the park has 30 days to submit a remedial action plan (in writing).
- The Park must correct all violations noted by the inspector, but all violations do not have to be corrected within the 30 days.
- The engineer will evaluate the response, contact you with follow up questions or comments, and finally close the inspection.

Failure to Correct Violations

- If the park fails to correct any of the violations noted during the inspection the park is subject to fines.





CPUC Rulemaking (R.11-02-018)

- In 2011, the CPUC opened R.11-02-018 to examine what the CPUC can and should do to encourage replacement of gas and electric master-meter/submeter systems in mobilehome parks by direct utility service (i.e., SoCalGas, SDG&E, SCE, PG&E, Southwest Gas, Pacific Corp., etc.)
- This proceeding is underway, with hearings to be held soon; however, no decision has yet been rendered by the CPUC
- This topic being covered by another WMA presenter during this convention.

Any Questions?

