



STATE OF DELAWARE
PUBLIC SERVICE COMMISSION

861 SILVER LAKE BOULEVARD
CANNON BUILDING, SUITE 100
DOVER, DELAWARE 19904

TELEPHONE: (302) 736-7500
FAX: (302) 739-4849

October 30, 2015

MEMORANDUM

To: The Chair and Members of the Commission

From: Gerald D. Platt, P.E., Engineer IV *GDP*

Subject: In the Matter of the Corrective Action Order Issued to Iacono –
Summer Chase Apts. L.P. in Accordance with 26 *Del. Admin. C.*
§8001 (Filed October 30, 2015)

As part of a recent Pipeline Safety (PLS) Inspection of Iacono – Summer Chase Apts. L.P. (the “Operator”), owners of Village of Canterbury, 9000 Rembrandt Circle, Newark, DE 19702, an apartment complex, the attached summary of a leak survey of the property was provided. The writer of this summary notes “the system to be unsafe”, and he recommends to “replace the system... as soon as possible”. There is no date on this leak survey summary, but a representative of Boulden Propane, contracted by the Operator to provide certain PLS services, stated in a telephone conversation that this leak survey summary was produced in May 2015.

The current pipeline distribution system for this complex is a propane system, and it is believed by Staff that the heating and hot water equipment are propane-operated. In a separate telephone conversation with a representative of Delmarva Power & Light (“DPL”), confirmation was received of an “Agreement for Installation of Facilities” (the “Agreement”) between the Operator and DPL. In short, this Agreement instructs DPL to replace the entire underground pipeline system so that the Operator may convert all of its equipment from propane-fueled to natural gas-fueled. In the telephone conversation, a reasonable construction duration for the DPL scope-of-work of the Agreement was discussed.

Due to the immediate hazards posed to life and property suggested in the leak survey summary, Staff recommends the Commission to take immediate action, as permitted by 26 *Del. Admin. C.* §8001, Paragraph **8.0- Corrective Action**

Orders, and issue a Corrective Action Order (“CAO”) for this situation. Staff recommends the CAO should include the following:

1. Weekly leak surveys of the entire property to begin immediately with results filed with the Commission until the conversion of the entire complex to natural gas is complete.
2. Any leaks found during weekly surveys shall be repaired immediately, regardless of the nature or “Grade” of the leak.
3. DPL shall immediately begin the work defined in the Agreement with the Operator. DPL shall make every attempt to complete this work within four (4) months from the date of the CAO.
4. If the conversion to natural gas of this complex is not 100% completed within four (4) months, the Commission shall consider further action at that time, including the possibility of ordering the Operator to shut down operation of the propane pipeline system.

Attachment

LABELLED AS "PIPE TEST REPORTS"
2016



CUI
MECHANICAL CONTRACTORS
410-673-2000

23880 Griffith Rd.
Preston, MD 21655

— Long Time w/out CP.

**Gas leak detection survey of the underground gas distribution system at
Canterbury Village Apartments in Bear, DE.
Prepared for Boulden Propane**

Site Description

The site consists of coated 3", 2" and 1 1/2" steel main.

The site consists of coated 1" steel service line.

Test Procedures

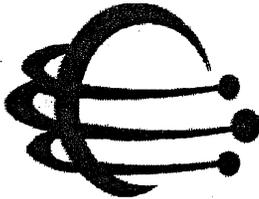
The underground portion of the gas distribution piping was tested for the presence of propane vapor, which indicates leaking gas. Leak detection was performed using a Sensit Gold CGI reader/tester, by placing the tube in a bar hole. The bar holes were driven on 10', no more than 15' centers.

Test Results

There was a lot of indication of a failing system. The presence of propane vapor in the ground was found over the entire system. A leak at unit 5305 was repaired, since the propane reading/test was at an 85% level. There have been numerous leaks found and repaired. After looking at the uncovered pipe the indication is that the piping had been a long time without cathodic protection. There are numerous indications of corrosion and severe electrolysis working on the pipe. A lot of pipe that was uncovered was coated by roofing mastic that has failed (this was an old construction procedure). **I believe that the system to be unsafe.**

My recommendation is that a plan be formulated to replace the system; to re-pipe as soon as possible.

This inspection had been observed & conducted by a qualified, trained technician.
Bob Shumate

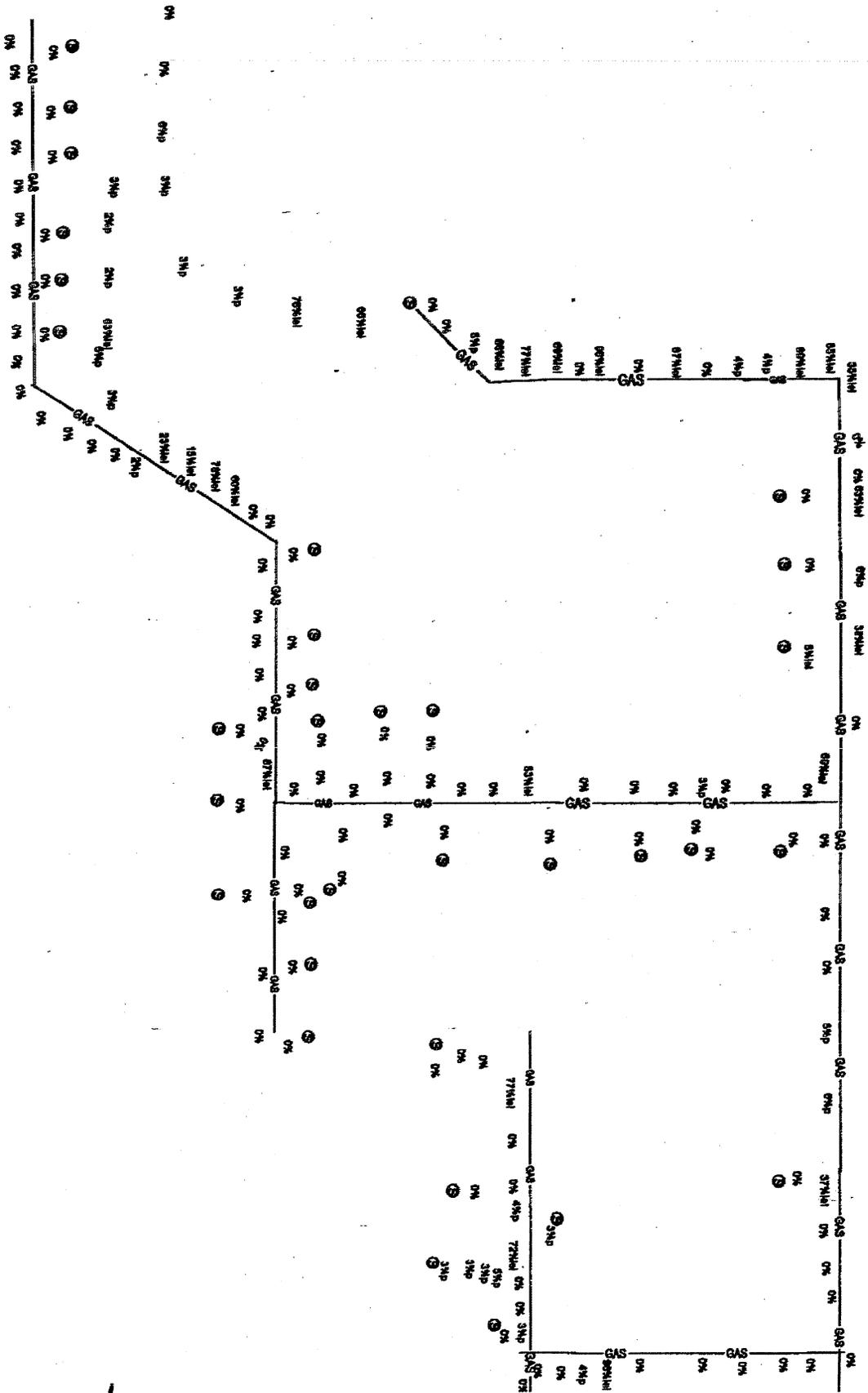


CUI
MECHANICAL CONTRACTORS
410-673-2000

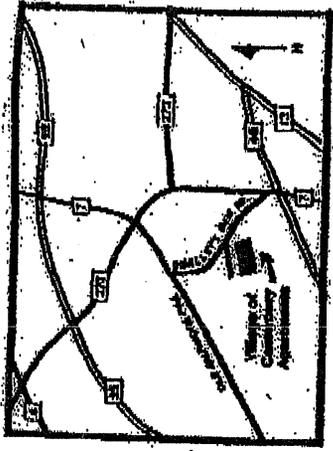
23880 Griffith Road Preston, MD 21655 Fax (410 673-1570

Surface leaks at meter sets:

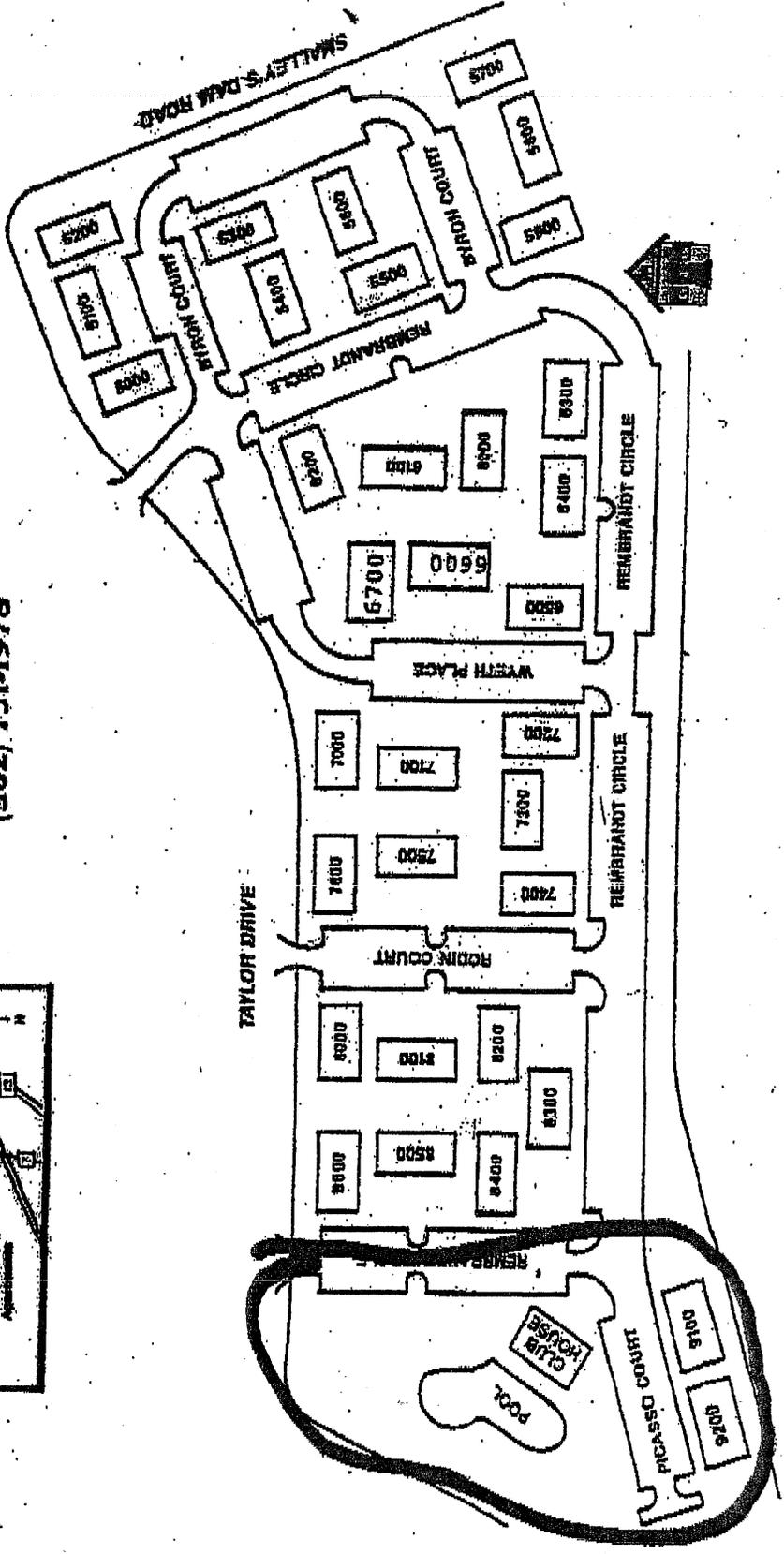
meter 9208 nipple leaking back side meter
meter 9101 union leaking back side meter
meter 8407 nipple leaking front meter
meter 8401 union valve leaking
meter 8406 union above reg leaking
meter 8503 nipple in front meter leaking
meter 8602 union, 90tee nipple leaking
meter 8308 top of riser leaking
meter 8001 nipple top reg. leaking
meter 7201 top riser leaking
meter 7609 reducer top of riser leaking
meter 6407 street 90tee to meter leaking
meter 6308 union top riser leaking
meter 6105 top of shut off valve leaking
meter 6101 union top riser leaking



2012 Tested underground line at office, Bol area and Apts 9200 & 9100
 Tested every 10 years Test Passed

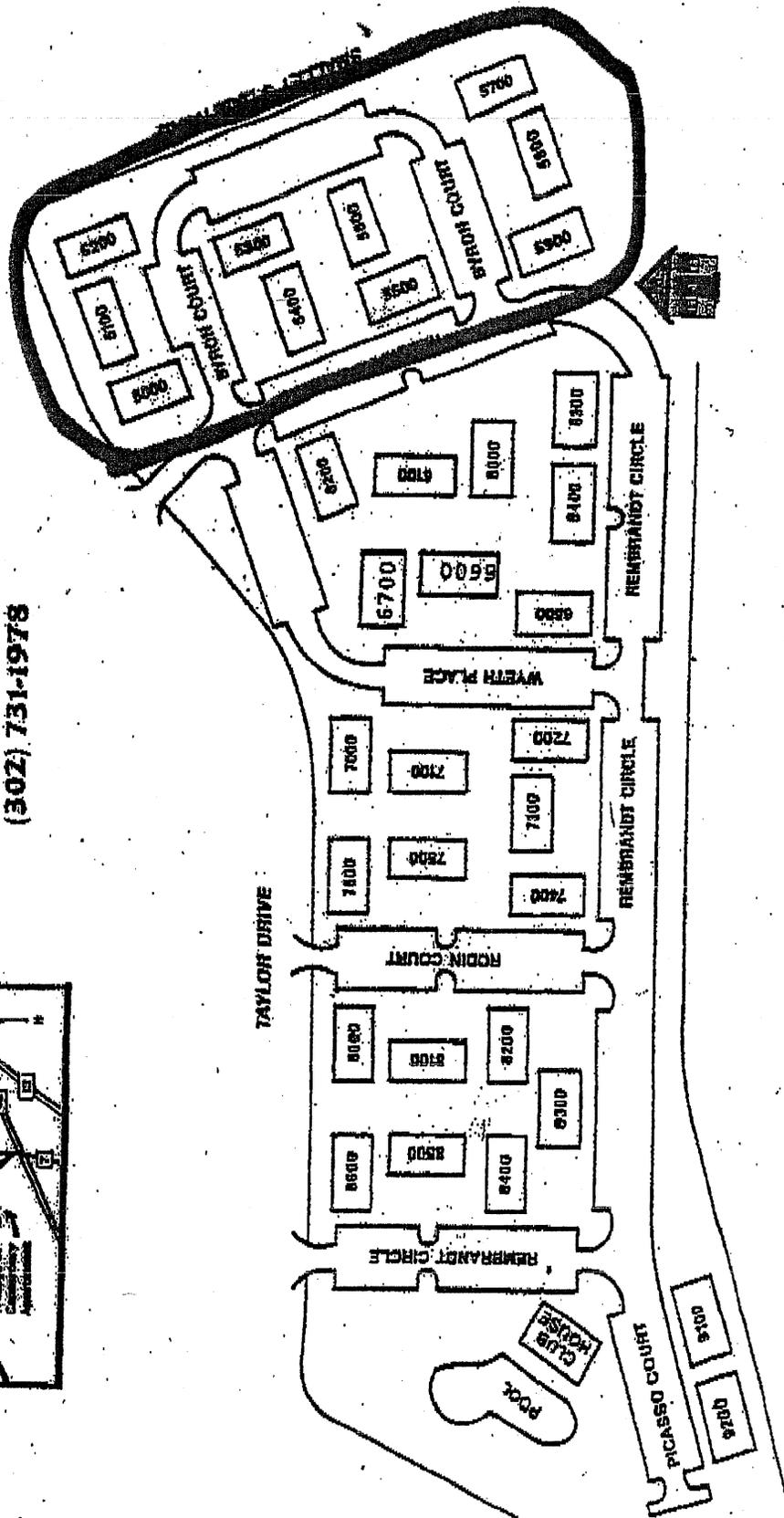
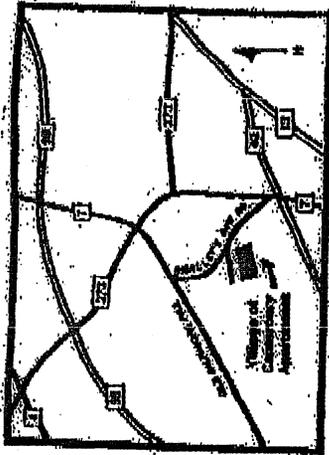


**VILLAGE OF
 CANTERBURY**
 9000 REMBRANT CIRCLE
 NEWARK, DELAWARE
 (302) 731-1978

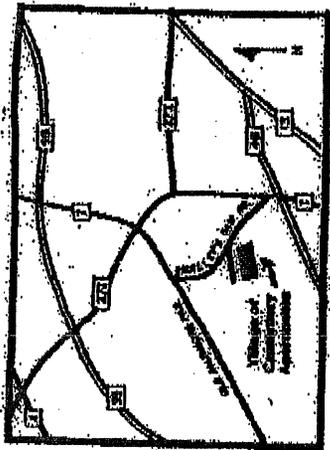


2011-Tested underground live, using CGI & Bar hole Tester,
 Tested every 10' to 15'. Tested Apts 5000 to 5900

**VILLAGE OF
 CANTERBURY**
 9000 REMBRANT CIRCLE
 NEWARK, DELAWARE
 (302) 731-1978



2016-Tested underground lines using CBI and Bar hole tester
 had no reads. Tested April 2000 to 8600
 Tested every 10' to 15'

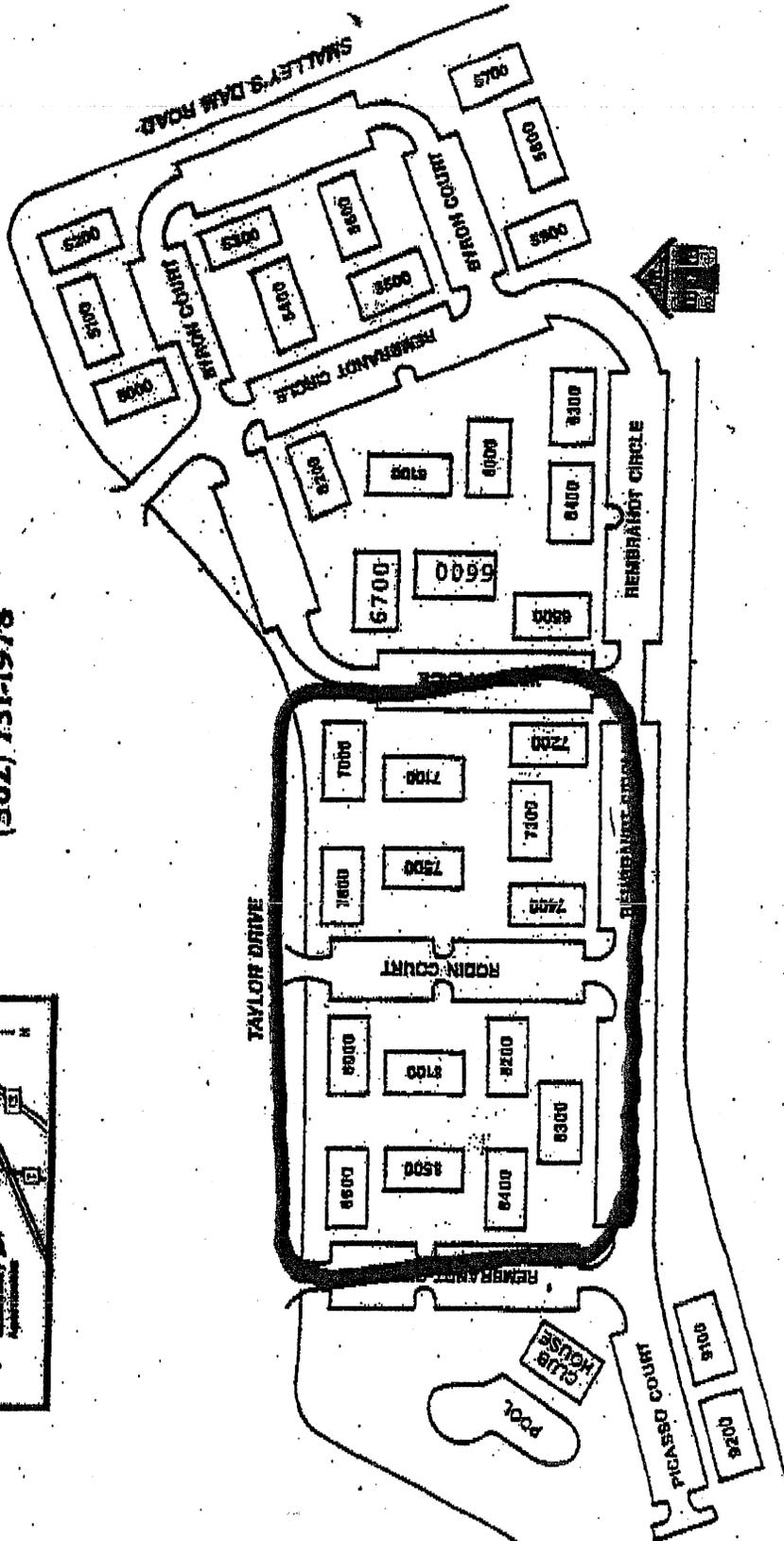


VILLAGE OF

CANTERBURY

9000 REMBRANT CIRCLE
 NEWARK, DELAWARE

(302) 731-1978



Apt 6000 to 6700

2009

Tested underground
line: using Bar hole and
C.G.I. Test Passed
Tested every 10' to 15'

VILLAGE OF CANTERBURY

9000 REMBRANDT CIRCLE
NEWARK, DELAWARE
(302) 731-1978

