Gas Utility Risk Classification

December 2017, Pursuant to Local Law 155 of 2016

Analytics and Data Science Unit

Gas Utility Notifications to DOB

- Consolidated Edison (Con Ed) and National Grid provide natural gas service to residential and commercial customers throughout New York City'
  - Utilities perform gas service line inspections every three years in residential districts and annually in business districts
  - Improper/degraded gas connections have the potential for life-threatening consequences.
- The NYC Department of Buildings (DOB) inspects buildings for gas-related development and complaints
  - Approximately 19,000 buildings were inspected from Aug 2016 – Jun 2017
- Collaboration between DOB and gas utilities is critical for implementing safety measures and quality control

DOB Reporting and Utility Notification Requirements

- As required by LL 155 of 2016 –

  By December 1 2017, and every third year thereafter, such designated office or agency shall submit to the mayor and the speaker of the council, and make publicly available online, a report on how the city has made use of [such] risk factors in targeting enforcement of laws and rules relating to the delivery by pipe or usage of gas in residential and commercial buildings and the efficacy of such targeted enforcement.

- As required by LL 154 of 2016 –

  Within 24 hours after gas service to a building is shut off, and within 24 hours after gas service is not restored, such company or corporation [gas utility] and the owner of such building shall each provide notice to the department in a form and manner prescribed by the department.

Utilities shut off the gas

Notify DOB within 24 hours when gas service is shut off or not restored due to safety concerns

Daily notification generated

– Condition presents an immediate hazard requiring the operator to shut off the gas and lock the meter

– Conditions where gas supply is typically left on, but an appliance is isolated

NYC Buildings

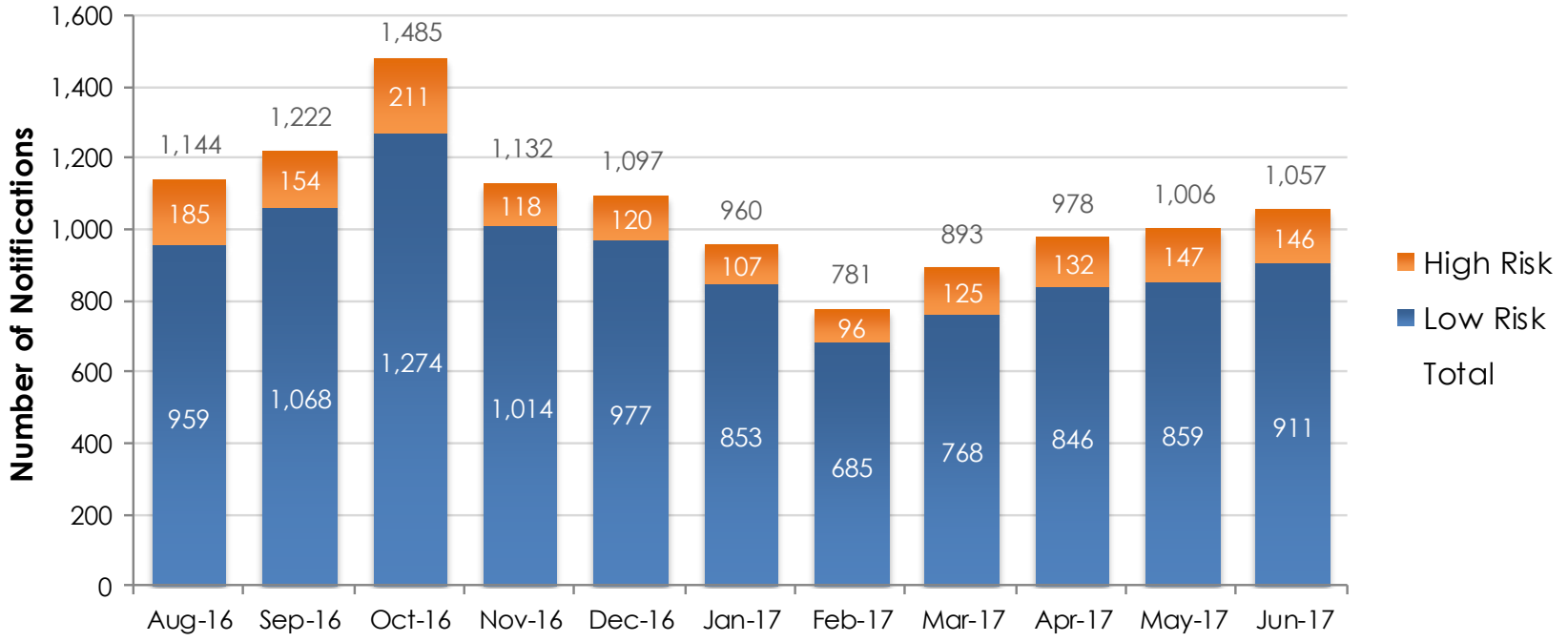
Gas Utility Notifications to DOB

- Periodic DOB – Utilities meetings are maintained to:
  - Clarify policies and procedures
  - Enhance procedural coordination
  - Define notification and information requests, reports, and frequency
  - Establish quality controls
- DOB determines the classification of high risk in two ways:
  1. The gas-related condition is recognized as critical and requires immediate mitigation by the Utility and notification to DOB.
  2. Triage of inspection notifications using text analysis
     - Utility notes which contain text associated with a high risk (i.e. illegal, bypass, defective, etc.) are prioritized for inspection.

NYC Buildings

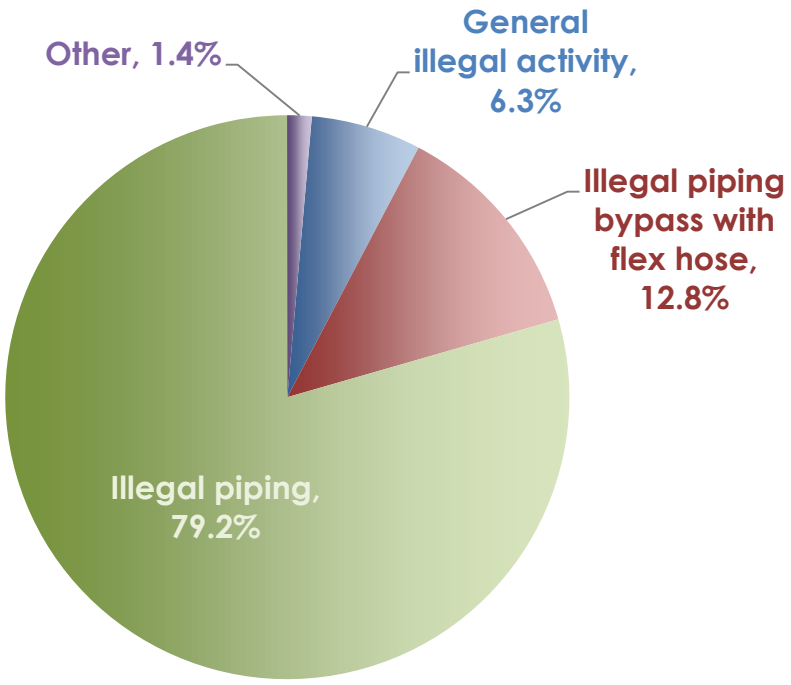
Analysis of High Risk Notifications

- DOB received roughly12,000 gas notifications from August ‘16 to June ’17, and determined that approximately 10% should be considered "high" risk to city residents



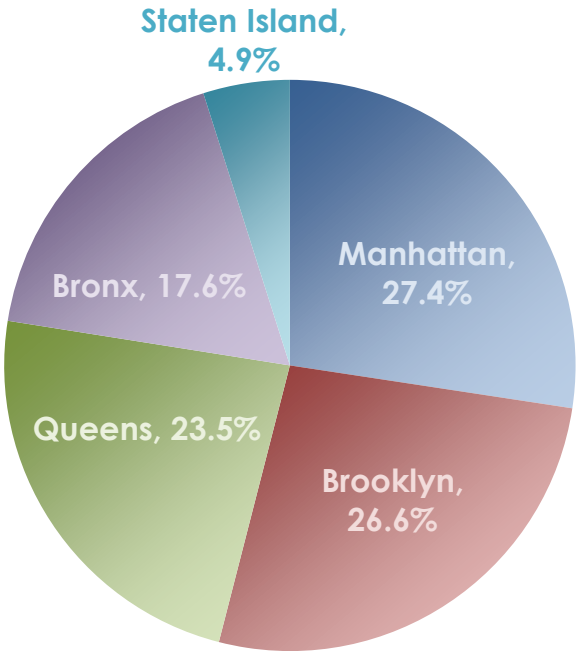
High Risk Types

- Visit notes containing the terms "Illegal piping" and "illegal piping bypass with a flex hose" represented 92% of the high risk types



High Risk Notifications by Borough

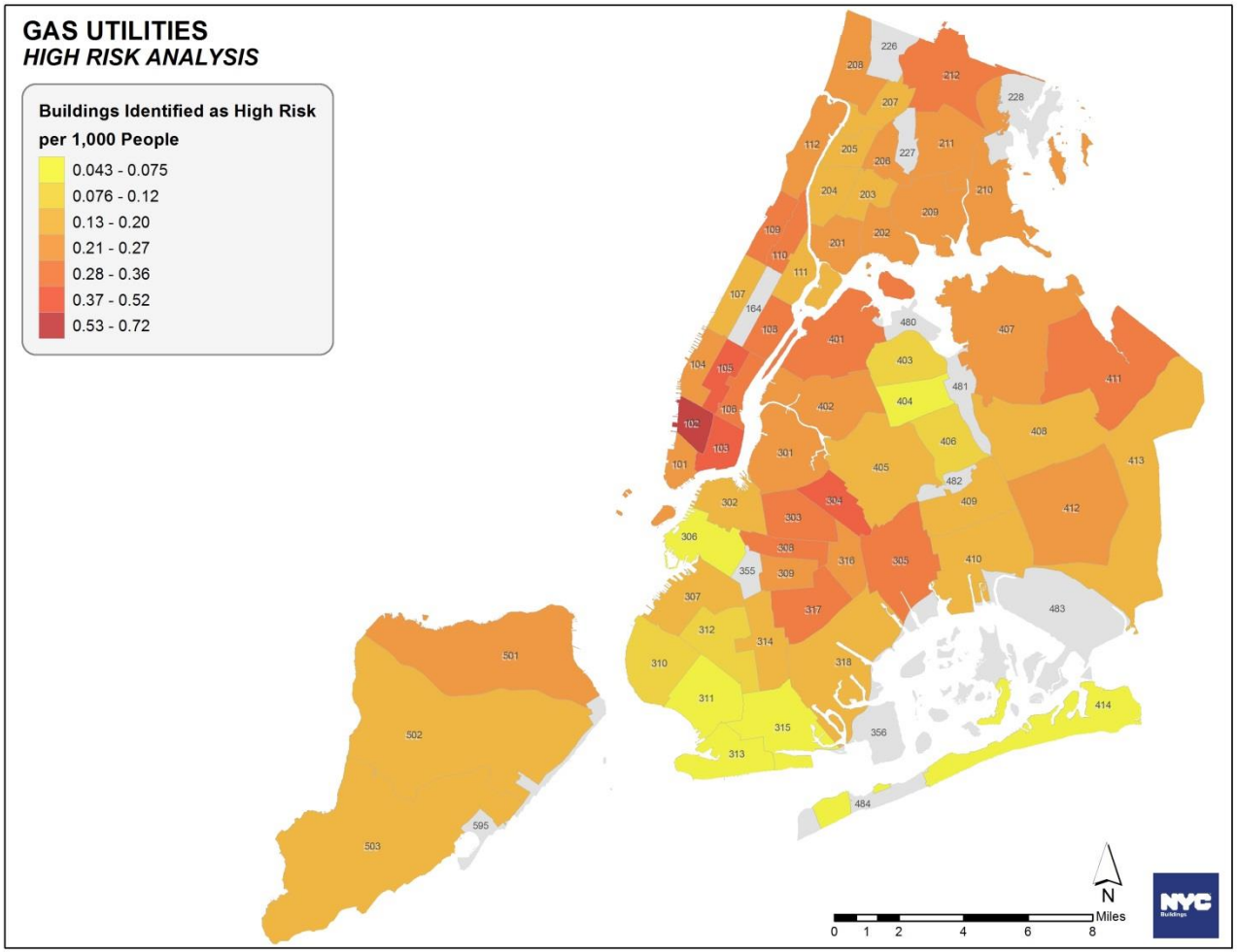
- Manhattan, Brooklyn, and Queens represented an equal proportion of high risk notifications - around 25% for each borough
- Staten Island represented the smallest segment of high risk notifications at 4.9%.



NYC Buildings

High Risk Notifications per 1,000 People by Community Board

- Highest density of high risk notifications is located in lower Manhattan



Inspection Dispositions for High Risk Notifications

- Based on Utility Referrals and analysis of visit notes, DOB Inspected 1,562 Complaints for Buildings determined as high risk

- 24.8% of these inspections resulted in DOB Enforcement Actions including ECB Violations or Stop Work Orders.

Post Visit Category Analysis (count)

DOB ENFORCEMENT ACTIONS	387
NO VIOLATION WARRANTED	614
NO ACCESS	561
Grand Total	1,562

Post Visit Category Analysis (percent)

DOB ENFORCEMENT ACTIONS	24.8%
NO VIOLATION WARRANTED	39.3%
NO ACCESS	35.9%

Note: Even though DOB did not gain inspection access on 36% of high risk notifications, utility companies had taken actions to mitigate the risk.

NYC Buildings