NYCHA Capital Projects Fact Sheet: GAS RISERS

1. **Project Overview**
   - Gas riser projects may include: installing new gas piping, enclosures, and distribution piping from the gas utility company valves to buildings as well as within buildings; installing fresh air and gas ventilation; and installing gas meter enclosures for outdoor locations.

2. **Key Terms**
   - Gas Meter: A device used to measure the volume of natural gas or propane consumed by a building over a specified period of time. Usually measured in cubic feet or cubic meters. Meters are crucial for accurate billing, monitoring usage trends, detecting leaks or abnormalities, and managing consumption efficiently.
   - Natural Gas: The primary source of energy used for heating, cooking, and powering gas appliances in NYCHA buildings. Gas risers deliver natural gas from underground gas mains. The natural gas is combusted in gas-fired appliances to generate heat efficiently and safely.
   - Pressure Testing: A procedure conducted to assess the integrity and safety of the gas riser system by pressurizing it to a specified level and monitoring for leaks or pressure dips. This ensures renovated systems can withstand normal operating pressures without leaks or failures.

3. **Why is this capital project needed? Why is it important?**
   - To improve the safety of residents by reducing the risk of gas leaks, which could lead to fires or explosions.
   - To enhance the reliability of gas systems, modernizing the systems to reduce the risk of breakdowns and failures.
   - Updating systems also improves long-term cost savings for NYCHA through improved efficiency, reducing maintenance needs, and lowering utility expenses (from leaks, for instance).

Baruch Houses, installation of a new gas line.

4. **Scope of Work Details**
   - The **basic steps of gas riser projects** are as follows:
     1. Planning: Prepare the construction site, marking areas where the riser and related components will be installed.
     2. Installation: Begin installation of the gas riser, connecting pipes to the building's system. Ensure proper placement of valves, pressure regulators, and other components to monitor and control gas flow effectively. Install safety systems for early detection of potential gas leaks.
     3. Quality Assurance Testing: Conduct thorough pressure testing to verify the integrity of the pipes and other components, ensuring that they comply with safety standards.

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5. Construction Trades & Other Roles Involved

Type	Possible Roles
Trade	• Electrician • Laborer (including Flaggers, Demolition Workers) • Plumber • Steamfitter
Non-Trade	• Admin

6. Typical Project Timeline

7. What to Expect During Construction

- New Piping Installation: New piping will be installed to each apartment's stove and other gas-powered appliances. This requires access to individual apartments and close coordination with Property Management. In some cases, temporary relocation of residents for one day may be necessary for hazardous material (HAZMAT) abatement.
- Site Staging: Staging and trailers will be present on campus at pre-approved locations. A coordinated parking plan must be in place with approval from the Resident Association Board and NYCHA Property Management.

8. Mitigating Construction Impacts

- Excavation Restrictions: Excavation around the gas meter and service lines cannot take place during inclement weather, to ensure safety.
- Planned Gas Service Outages: Outages typically last four to six weeks and must honor NYCHA blackout days during the holiday seasons (except in the event of an emergency shutdown). Contractors are responsible for providing necessary implements, such as hot plates, to residents by coordinating with Property Management and NYCHA's Resident Services, Partnerships and Initiatives.