GAS UTILITY ANALYTICS REPORT

December 2020

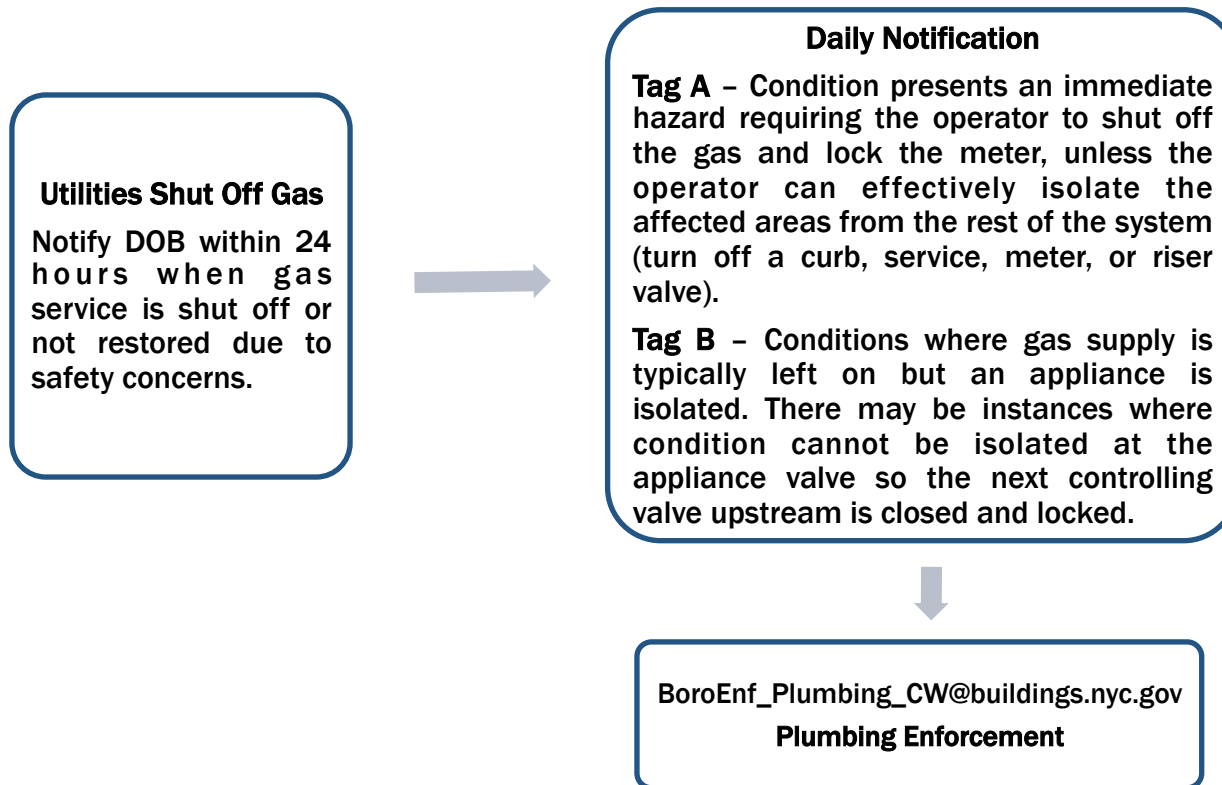build safe | live safe

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BACKGROUND

This report has been prepared pursuant to Local Law 155 of 2016, which was enacted on December 6, 2016.

UTILITIES NOTIFICATIONS TO DOB

- Consolidated Edison and National Grid provide natural gas service to residential and commercial customers throughout New York City's five boroughs.

- Although it is a critical energy source, improper/degraded gas connections have the potential for life-threatening consequences.

- Annually, the Department of Buildings ("DOB") inspects approximately 19,000 buildings for gas related development or complaints.

- Collaboration between gas utilities and DOB is critical for implementing safety measures, and essential quality control.

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UTILITIES NOTIFICATIONS TO DOB

As required by Local Law 154 of 2016, within 24 hours after gas service to a building is shut off, gas utilities and building owners must each provide notice to DOB.

Utilities Shut Off Gas

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

→

Daily Notification

Tag A – Condition presents an immediate hazard requiring the operator to shut off the gas and lock the meter, unless the operator can effectively isolate the affected areas from the rest of the system (turn off a curb, service, meter, or riser valve).

Tag B – Conditions where gas supply is typically left on but an appliance is isolated. There may be instances where condition cannot be isolated at the appliance valve so the next controlling valve upstream is closed and locked.

BoroEnf_Plumbing_CW@buildings.nyc.gov
Plumbing Enforcement

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UTILITIES NOTIFICATIONS TO DOB

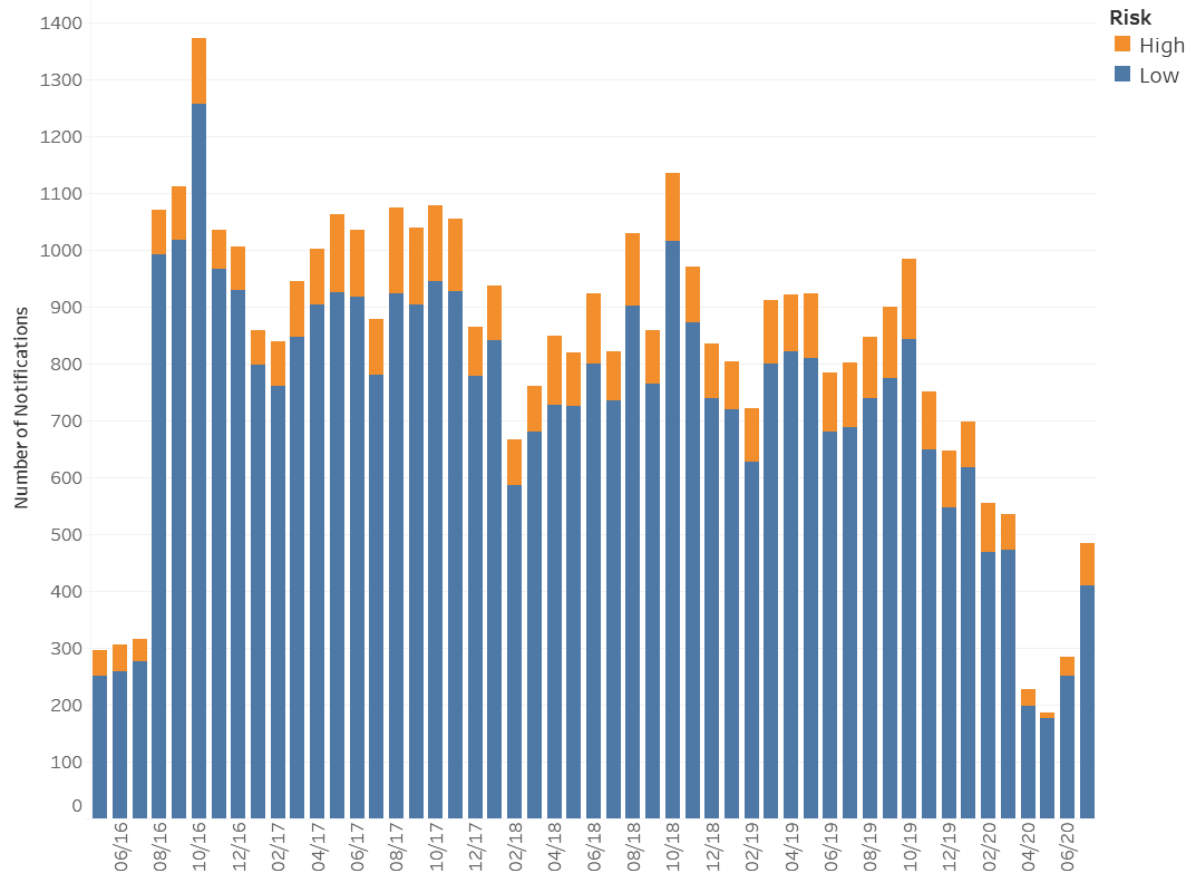DOB and the gas utilities meet periodically to:

- **Clarify Policies and Procedures**

- **Enhance Procedural Coordination**

- **Define Notification/Information Requests, Reports and Frequency**

- **Establish Quality Controls**

IDENTIFICATION OF HIGH RISK NOTIFICATIONS

- The classification of high risk is based on two criteria:

  - Notifications from the utility companies. When the utility company visits a building and they determine a condition is high risk, they take actions to mitigate the risk and immediately notify DOB.

  - Triage using text analysis of the utility visit notes, if the notes contain any of these words it is considered high risk: illegal, illegal piping, bypass, flex, hose, bypassed, broken, disconnected or defective meter.

- This report analyzes utility company notifications between May 2016 and September 2020.

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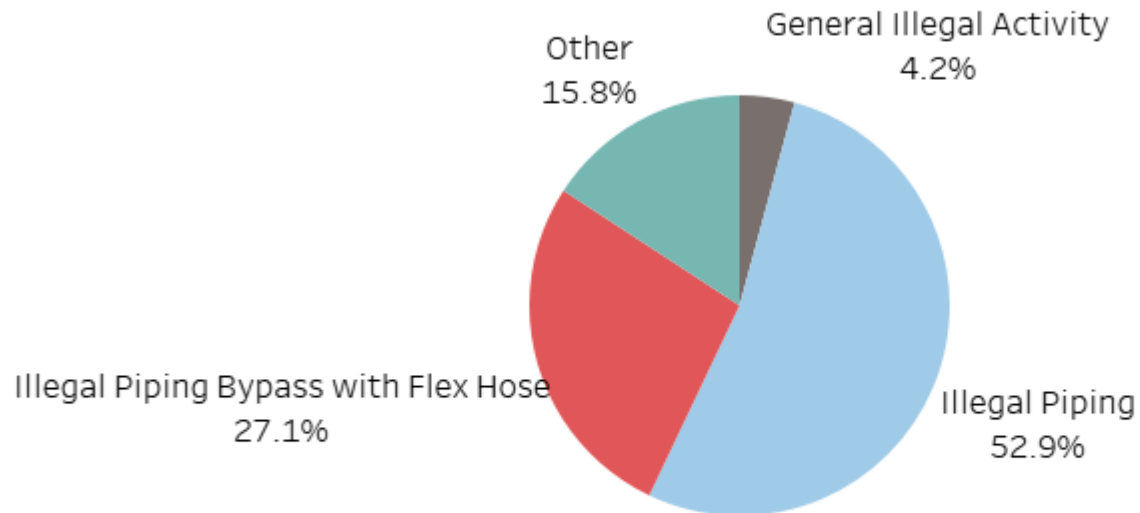# MONTHLY ANALYSIS OF HIGH RISK NOTIFICATIONS

Since 2016, DOB received on average 820 notifications per month from Con Edison and National Grid and 10% are incidents considered "high" risk to city residents.

Note: The jump in notifications in August 2016 is due to National Grid's introduction into the program. The drop-off in March 2020 is result of COVID-19.
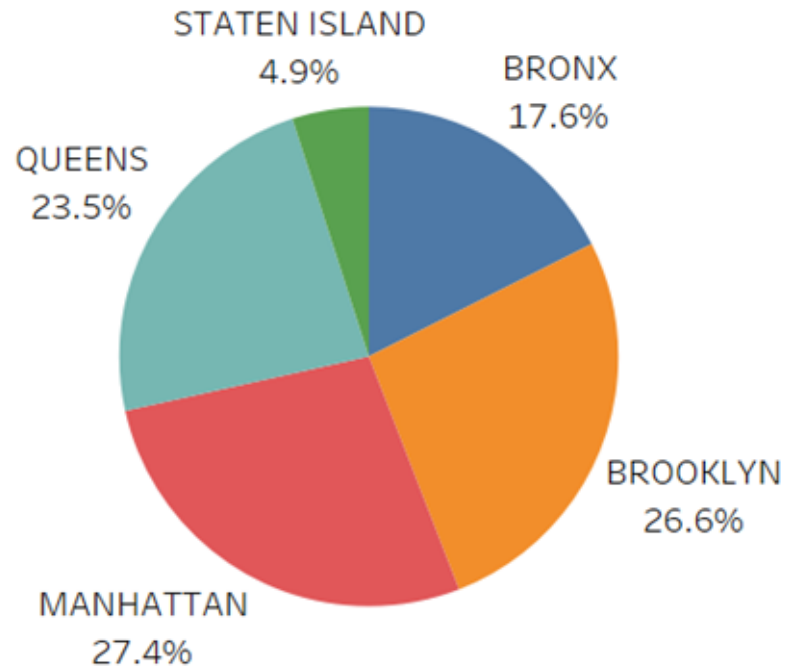
HIGH RISK TYPES

Illegal piping and illegal piping bypass with a flex hose represented 80% of the high risk types.
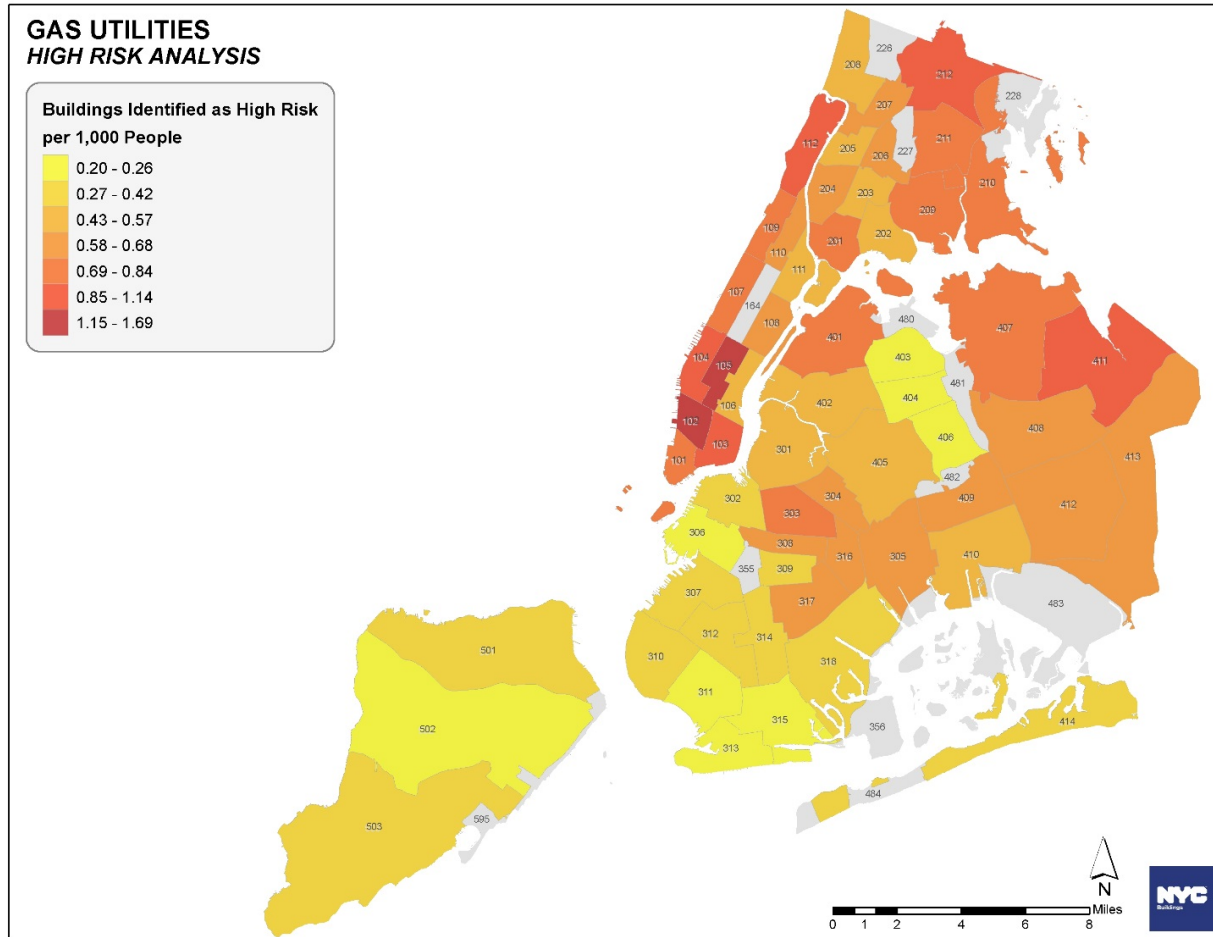
HIGH RISK NOTIFICATIONS BY BOROUGH

Manhattan, Brooklyn and Queens represent equal proportion of high risk notifications, around 25% for each borough. Staten Island represents the smallest proportion of high risk notifications (4.9%).

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

INSPECTION DISPOSITIONS FOR HIGH RISK NOTIFICATIONS

- **Based on utility referrals and data analytics, DOB Inspected 6,009 complaints for buildings determined as high risk since May 2016.**

- **22.3% of these inspections resulted in DOB enforcement actions, including ECB violations or Stop Work Orders.**

DOB ENFORCEMENT ACTIONS	1,339
NO VIOLATION WARRANTED	2,314
NO ACCESS	2,356
Grand Total	**6,009**

DOB ENFORCEMENT ACTIONS	22.3%
NO VIOLATION WARRANTED	38.5%
NO ACCESS	39.2%

Note: Even though DOB did not gain access to perform an inspection in response to certain high risk notifications, utility companies had taken actions to mitigate the risk, which could include shutting off gas and locking a meter.

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