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Pipelines and Informed Planning Alliance (PIPA)

Land Use Planning Examples & Resources

Presented by Blaine Keener, PHMSA

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WARNING
PETROLEUM
PIPELINE


TRY
BIG
YOUR
OF MEAT


PIPELINE
PETROLEUM

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Community Growth

- **Communities throughout our Nation are Expanding**
- **Community Growth is Managed at the County, City, or Township Level**
  - **Texas has 254 Counties**
  - **Rhode Island has 5 Counties**
- **Disparate Management of Development along Transmission Pipeline ROW**

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Excavation Damage to Pipelines

- **Excavation Damage happens locally and a people are usually close by**
- **Gas Transmission & Hazardous Liquid Pipeline Excavation Damage from 2002 thru 2006:**
  - **14% total Significant Incidents**
  - **9 Fatalities (70% total)**
  - **9 Injuries (19% total)**

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Communities are Pipeline Safety Stakeholders

- **Residents along ROW are Directly Impacted by Pipeline Incidents**
- **Residents May be the First to Identify a Pipeline Incident**
- **API RP 1162 Public Awareness Programs for Pipeline Operators seeks improved awareness by the public, local government officials, and excavation contractors**

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PIPA Advance Materials

- **Risk-Informed Land Use Planning Familiarization Material**
  - **Risk Concept**
  - **Risk Characterization in the Pipeline Industry**
  - **Overview of Role of Risk in Land Use Planning**
- **Word document covers the basics**
- **Excel spreadsheet covers additional topics**
  - **Land Rights**
  - **Communication Process**

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Examples of Local Guidance

- Washington State Model Ordinances
- Municipal Code of Edison (NJ) Township
- City of Austin Hazardous Liquid Pipeline Ordinance

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Washington State Model Ordinances

- Setback for buildings 50 feet from edge of ROW
- Noted that setback designed to protect the pipeline from damage during building construction
- Protection of people achieved through restricting allowed building uses
- Comprehensive model Franchise ordinance

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Municipal Code of Edison (NJ) Township

- Interference with pipelines in Section 17.08.210
- No building or land disturbance within 75 feet of any pipeline
- No building containing hazardous materials within 125 feet of any pipeline

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Austin, TX Hazardous Liquid Ordinance

- **“Use requiring evacuation” prohibited within 500 ft of pipeline**
- **New construction within 200 ft of pipeline must meet enhanced building code**
- **No structures or excavation within “restricted pipeline area” (within 25 feet of pipeline)**
- **Residential lot less than 1 acre cannot include a “restricted pipeline area”**

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Existing Resources

- Washington State Consultation Process
- API Guidelines for Property Development
- National Pipeline Mapping System (NPMS)
- Public Awareness Programs

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Consultation Process in Washington State

- Focus is on promoting stakeholder communication when considering changes to land use near existing transmission pipelines
- Consultation should take place if proposed development is within 660 feet of pipeline
- Roles and responsibilities for participants in consultation are proposed

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Beyond the Consultation Process

- Draw property development stakeholders into the process
- Risk-informed guidance allowing land use planners to “calculate” size of the consultation zone based on basic pipeline characteristics
- Risk mitigation measures, such as more stringent building codes near transmission pipelines

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API Guidelines for Property Development

- Similar to document prepared independently by many gas transmission and liquid pipeline operators
- Describe unacceptable ROW uses
- Setbacks for specific structures, roads, and vegetation
- Measures setbacks from center of pipeline

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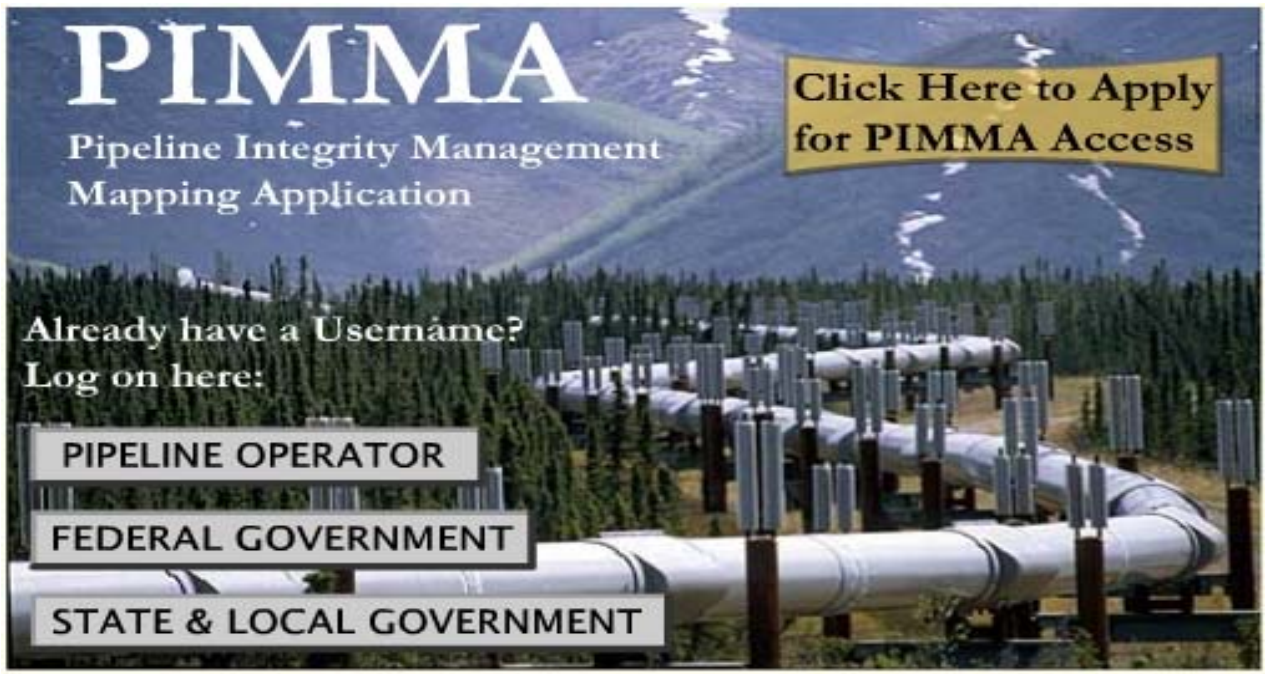
National Pipeline Mapping System (NPMS)

http://www.npms.phmsa.dot.gov/



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NPMS

- **Layered Geographic Information System (GIS)**
- **Public and Local Official access through the Pipeline Integrity Management Mapping Application (PIMMA)**
- **Local officials are allowed to release information obtained through PIMMA and show pipelines on Planning Maps**

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PHMSA's Public Awareness History

- **Pipeline Safety Regulations Requiring:**
  - **Damage Prevention awareness for Excavators**
  - **Emergency Plans for Fire, Police, & Public Officials**
  - **Public Education**
- **Participant in American Petroleum Institute (API) committee to create API RP 1162**
- **Operator workshops in 2003 and 2005**
- **Final Rule published May 2005 requiring RP 1162-style programs by June 20, 2006**

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Pipeline Operator Public Awareness Programs

- **Baseline Program**
  - Applied to all portions of pipeline system
  - Creates minimum level of Awareness among all Stakeholder Audiences
- **Supplemental Enhancements**
  - When conditions along the pipeline suggest a more intensive effort is needed
  - Land Development Activity is one condition to be considered

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Baseline Program

- **Pipeline awareness targets Residents along pipeline ROW**
- **New emphasis on raising awareness among Local Public Officials – permit agencies and planning & zoning officials**
- **Land Use Guidance created through PIPA would be used by these same Local Public Officials**

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Supplemental Program

- **Supplemental Messages to Local Public Officials include ROW encroachment prevention**
- **Supplemental Messages to Land Developers and Real Estate Agents include ROW encroachment prevention and NPMS**

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PHMSA Pipeline Safety
Stakeholder Communications
Web Site for PIPA

- **Land Use Planning Examples and Resources already available**
- **PIPA Advance Materials will be posted**
- **All presentations from January 2008 PIPA meetings, both Plenary and Task Team, will be posted**
- **http://primis.phmsa.dot.gov/comm/PIPA.htm**

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THE END

Questions ???

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