WBC JOINT UTILITY

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HISTORY OF WASHINGTON GAS LIGHT HOLDINGS

• WGL is a public held utility founded in 1848


• The company provides options for natural gas, electricity, sustainable energy, carbon neutrality and energy services

• 1.2 million customers in DC, MD and VA

• Today, we are now a subsidiary of Alta Gas whom we merged with in June 2018.
NAVIGATING THE SUBMITTAL PROCESS
FACILITIES MAPPING DATABASE - SMALLWORLD

- Gas Mains Located in:
  - WG & Public Right-Of-Ways
  - Public Utility Easement
  - WG Easement
  - Never in private property

- Transmission > 60psi
- High Pressure
  - 20psi, 30psi, & 55psi
- Low Pressure
  - 5” w.c.
PLANNING YOUR PROJECT

- Gas availability
- Gas loads
- Gas use
- External gas configuration
- Building entry point
- Regulator placement
- Meter Location/s
- Meter Room Location/s
- Meter Room Configuration
- Regulator Venting Route
- Vent Termination Point
PLANNING YOUR PROJECT

Submittal of >12,500cfh LARGE LOAD

Submittal of >27,100cfh Corporate design

Examples:
- Multi-family (Condo & Apartment)
- Mixed Use Developments
- Town Centers (Retail / Restaurant)
- Hotel
- Schools
- Hospital
- Processing Plants

Considerations
- System Planning
- Diversification
- Redundancy & Run Time
KEY CONSIDERATIONS

- Main Extensions
  - Pressure
  - Capacity
  - No Gas Available

- Resulting in more;
  - Planning
  - Time
  - Added Costs
  - Construction
  - Permits
UNDERSTANDING SUBMITTALS

Be Prepared to Discuss:
- Project Phasing
- Meter Install Dates
- Unit Quantity
- Meter Quantity
- Equipment Operations
- Equipment Redundancy
- Service Delivery Pressure >2spi
- New or Existing Building
- New & Existing Loads
- Future Proposed Loads
- Generators
- Construction Heat
REQUIRED SUBMITTAL DOCUMENTS

- Service Information Request Form (SIR)
- Civil Site Plan (Auto-CAD files)
- Building Plans (Auto-CAD files)
- Gas Riser Diagram (.pdf format)

- Auto-CAD Scaled Site and Building Plans;
  - North Arrow
  - Streets and Building Identified
  - Service Entry Point
  - Meter or Meter Room Location
  - Regulator Vent Route to Atmosphere
Asset and Resource Manager

- Evaluation period - 30 to 90 days after design is complete

- Sales Rep. & Project Manager Monitored
  - Therm Credits
  - Cost estimate
  - Customer Commitment Letter

- Final sign-off of design and permit completed after receipt of payment

- Project Manager approval

- Agency permits (typically 3 months)

- Washington Gas Contractor scheduling
PROGRAMS AND INCENTIVES
WHAT IS THE MULTIFAMILY INCENTIVE PROGRAM?

An incentive program designed to provide financial support to help reduce first costs for multifamily developers who choose to use individual-unit natural gas meters for their projects energy load.

Individual Metered Apartments (IMA)

- Furnace (heating)
- Hot Water Heater
- Gas Range (cooking)
MULTIFAMILY INCENTIVE PROGRAM | INQUIRY FORM

- Four or more units (rental or condo).
- Located within Washington Gas’ service territory.
- Pre-construction stage of development and recommended to be at the pre-design stage for incentive optimization.
- Receive approval after Washington Gas’s cost-benefit lifecycle evaluation.
- Submission of project internal piping installation costs upon completion of work.
HOW MUCH MONEY WILL A DEVELOPER POTENTIALLY RECEIVE?

AVERAGE INCENTIVE AMOUNT
$1,000 PER UNIT

$1,244,299 INCENTIVE AMOUNT
864 MULTIFAMILY UNITS
LARGE-SCALE DEVELOPMENT
Remodel project

$322,551 INCENTIVE AMOUNT
323 MULTIFAMILY UNITS
MID-SIZED DEVELOPMENT
New construction project

$35,956 INCENTIVE AMOUNT
38 MULTIFAMILY UNITS
SMALL DEVELOPMENT
New construction project
MULTIFAMILY INCENTIVE PROGRAM (MIP) BY JURISDICTION

- Virginia
  - Receive up to 80% of incentive amount
  - Only for heat and ranges

- Maryland
  - Receive up to 100% of incentive amount
  - Heat, hot water, and ranges
WHAT IS A DISTRIBUTED METER ROOM (DMR)

- The DMR program applies new technology to lower the upfront cost of including natural gas in the construction of high-rise multifamily apartments & condominiums.

- Design locates the meters in central gas meter room(s) per floor resulting in cost reduction for gas piping incurred by the project owner.

- Washington Gas covers the cost for piping & maintenance up to & including the natural gas meter if the job is cost effective over a 30 year evaluation period.

- Used for New Construction & Retro-fit high-rise MF buildings.
DISTRIBUTED METER ROOMS (DMR) - MULTIFAMILY

• Configuration
  • Central Stacked Closet(s) per floor
  • Individual gas meter per unit
  • Rooftop options

➢ Exposed gas piping run horizontally through ceiling of lower level to vertical riser through stacked gas meter rooms

➢ Vertical piping shall remain vertical unless there are no practical alternatives

➢ All piping in meter rooms shall be exposed & accessible for maintenance & inspection. Access panels are allowed

➢ Multiple gas meter room/s per floor

➢ WG responsible for all gas piping up to the outlet of all gas meters
HOW DOES DMR RELATE TO MIP?

- The MIP program creates a rebate based upon the DMR design.
- MIP references owner rebates and incentives. DMR references design and building impact.
- MIP program details caters more to Owners/Developers. DMR details caters more to Architects/MEPs/Engineers.
- Both programs are used for New Construction & Retro-fit high-rise MF buildings.

§ Both programs work in tandem to provide individual meters.
DMR WALK-IN CLOSET

PLAN VIEW

FRONT VIEW A-A
TYPICAL 3 TIER DMR METER CLOSET
(WALK-IN)

COORIDOR

VERTRICAL RIDER

SLIDING & FIRESTOP

CEILING / FLOOR

WALL

GARAGE CEILING / FLOOR

DMR PIPE

WASHROOM WALK IN
DMR WALK-IN CLOSET
DMR FLUSH MOUNT CLOSET

PLAN VIEW

FRONT VIEW A-A
TYPICAL 2 TIER DMR METER CLOSET
(FLUSH MOUNT)
DMR FLUSH MOUNT CLOSET
DMR Vertical Riser Locations – Plan View Garage Level
DMR RESIDENTIAL MECHANICAL CLOSET
MULTIFAMILY INCENTIVE PROGRAM (MIP)  
DISTRIBUTED METER ROOMS (DMR)

• Benefits
  • WG covers the cost of piping up to the outlet of the meters
  • Eliminates third-party downstream sub-meter costs
  • Utility bill responsibility transferred from owner to tenant
  • Tenants will be encouraged to conserve energy
  • Potentially save on design bid prices
  • Washington Gas technical representative support
  • Potential of Rebates (Multi-family Incentive Program)
Branched Service Laterals Into Building – Multifamily
Dual Building Entry for Split Systems – Multifamily
Regulator & Relief Valve Venting
Vent Line Routing

- Installation aboveground shall be the preferred method (new business)

- Vent lines can only be run underground when:
  - replacing existing underground venting
  - aboveground route is not practical

- Vents must terminate outside where gas can vent safely away from building openings

- Vent lines shall remain exposed for the entire run for maintenance & inspection

- Access panels are permitted

- Vent route shall not be run through private or residential space
Typical Vent Route to Atmosphere

- All vent lines shall:
  - Terminate outdoors at 12” min. above final grade w/ insect screen
  - Terminate 12” min. above horizontal surfaces directly below vent
  - Terminate 3’-0” away from operable doors & windows
  - Terminate 3’-0” away from sources of ignition
  - Terminate 10’-0” away from induced air intakes to the building
  - Terminate above the high-water mark in flood areas
  - Orient termination point downward to prevent rainwater entry
Vent Terminations
External Mechanical Closet & Gas Appliance Venting (Heat & Hot Water)
THANK YOU!
QUESTIONS?