

Pipelines and Informed Planning Alliance (PIPA)
Recommended Practice Evaluation Worksheet
For Local Governments



Version 2/6/2012

Checklist for Local Government To Evaluate Land Use and Development Practices Near Transmission Pipelines

Pipelines and Informed Planning Alliance (PIPA)

PIPA is a stakeholder initiative led and supported by the US Department of Transportation's Pipeline and Hazardous Materials Safety Administration (PHMSA). PIPA's goal is to reduce risks and improve the safety of affected communities and transmission pipelines through implementation of recommended practices related to risk-informed land use and development near transmission pipelines. The PIPA recommended practices are not mandated by any public or private entity. However, they were developed by task teams of representative stakeholders using a consensus agreement process and the PIPA participants recommend that all stakeholders become aware of and implement the PIPA recommended practices where appropriate.

The PIPA recommended practices describe actions for key stakeholders, including local government, transmission pipeline operators, property developers/owners, and real estate commissions, to improve pipeline safety. Local governments are encouraged to become familiar with each of the recommended practices. Even though the local government may not be taking action under a practice, the local government may be affected by other stakeholders implementing the practice. This document is to assist local governments in evaluating their own current practices in comparison with PIPA recommended practices.

Within the PIPA Report, each recommended practice includes the practice title, a brief practice statement, the stakeholder audience intended to take action to implement the practice, practice details, and references if applicable. The recommended practices are grouped into one of two scenarios:

- **Baseline (BL) Recommended Practices** – These practices should be implemented by stakeholders in preparation for future land use and development.
- **New Development (ND) Recommended Practices** – These practices should be implemented by stakeholders when specific new land use and development projects are proposed.

The following table shows each PIPA recommended practice statement, actions a local government might consider to implement the practice, and a column for use in describing the local government's current relevant practices and the actions needed or that are being considered to address the recommended practice. The practices are grouped in functional categories which include: Land Planning and Development, Pipeline Maintenance & Damage Prevention, Maps & Records, and Communication. Practices for which local governments have a primary action are presented first. Practices for which other stakeholders have the primary action are shaded and follow those for local governments.

Beginning, an example is provided of how a local government might evaluate how it currently addresses PIPA Recommended Practice BL01.

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<i>PIPA RP #</i>	<i>Practice Title and Description</i>	<i>Local Government Practice</i>	<i>Current Practice</i>
			<i>Action(s) Needed or Considered</i>
BL01	<p>Obtain Transmission Pipeline Mapping Data</p> <p>Local government agencies responsible for land use and development planning or the issuance of development permits should obtain mapping data for all transmission pipelines within their areas of jurisdiction from PHMSA's National Pipeline Mapping System or from the transmission pipeline operators and show these pipelines on maps used for development planning.</p> <p><i>Primary Action: Local Government</i></p>	<p>Agencies responsible for land use and development planning or the issuance of development permits should obtain mapping data for all transmission pipelines within their areas of jurisdiction from PHMSA's National Pipeline Mapping System or from the transmission pipeline operators and show these pipelines on maps used for development planning.</p>	<p>N/A –Transmission pipelines not mapped in county GIS. They are currently not required to be shown on site plans, development maps, or plat maps.</p> <p>The Planning and Zoning Department should work with NPMS and identified pipeline operators to obtain mapping data for all transmission pipelines within the county. Mapping overlays should be developed to show pipelines located on plat maps. A process should be implemented for periodic review to ensure mapping data is current.</p>

For more information, local governments can contact the PHMSA Community Assistance and Technical Services (CATS) representatives. Email: Christie.Murray@dot.gov.

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			<i>Action(s) Needed or Considered</i>
Recommended Practices: Primary Action for Local Government			
Land Planning and Development			
BL03	<p>Utilize Information Regarding Development around Transmission Pipelines</p> <p>Transmission pipeline operators should provide information about their pipelines to local governments and property developers/owners who are planning development around their pipelines. Local government authorities regulating development should use this information to establish requirements regarding land use and development around transmission pipelines.</p> <p><i>Primary Action: Local Government, Pipeline Operator</i></p>	<p>Local government authorities regulating development should solicit, gather, and use information provided by pipeline operators to establish requirements regarding land use and development around transmission pipelines.</p>	
BL04	<p>Adopt Transmission Pipeline Consultation Zone Ordinance</p> <p>Local governments should adopt land development procedures requiring property developers/owners to consult with transmission pipeline operators early in the development process, so that development designs minimize risks to the populace living or working nearby and are consistent with the needs and legal rights of the operators.</p> <p><i>Primary Action: Local Government</i></p>	<p>Adopt procedures requiring property developers/owners to consult with affected transmission pipeline operators early in the development process, so that development designs minimize risks to populations living or working nearby and are consistent with the needs and legal rights of the pipeline operators. Approval of development plans should include a check-off to confirm consultation has occurred. A check-off should also be included to remind property developer/owner that calling 811 before digging is required.</p>	

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BL05	<p>Define Transmission Pipeline Consultation Zone</p> <p>Local governments should define a "consultation zone" to provide a mechanism for communication between property developers/owners and operators of nearby transmission pipelines when new land uses and property developments are being planned.</p> <p><i>Primary Action: Local Government</i></p>	<p>Define a "consultation zone" wherein proposed land use changes and development occurring within the zone must be communicated to affected transmission pipeline operators by the property developer/owner. Approval of development plans should require pipeline locations be included in site plans and maps and a check-off that the property developer/owner has contacted pipeline operators regarding development plans within the consultation zone. A check-off should also be included to remind property developer/owner that calling 811 is required before digging.</p>	
BL06	<p>Implement New Development Planning Areas around Transmission Pipelines</p> <p>Local governments should consider implementing "planning areas" to enhance safety when new land use and property development is planned near transmission pipelines.</p> <p><i>Primary Action: Local Government</i></p>	<p>Define and implement "planning areas" to enhance safety when new land use and property development is planned near transmission pipelines. A planning area can provide for the application of additional development regulations, standards, or guidelines to ensure safety.</p> <p>Reference PIPA Recommended Practices ND11 through ND23 which describe additional considerations for use within a planning area. Local governments should discuss the development of planning areas with affected pipeline operators.</p>	

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ND06	<p>Require Consideration of Transmission Pipeline Facilities in Land Development Design</p> <p>Whenever development is proposed on property containing transmission pipeline facilities, local governments should require that the submitted land development plans address in detail the steps necessary to safely integrate the transmission pipeline into the design of the project.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>Require that land development plans submitted for approval address in detail the steps necessary to safely integrate affected transmission pipelines into the design of the project. This should be included along with other issues that must be addressed as part of the land development process, such as the availability of potable water, sewer, adequate roads, environmental constraints, etc.</p> <p>Require documented consideration of PIPA Recommended Practices ND11 through ND23, as applicable, for new land development located within a transmission pipeline planning area, to reduce the potential safety impacts of transmission pipeline incidents and to avoid interference with pipeline operations when development is adjacent to or crosses a pipeline right-of-way.</p>	
ND08	<p>Collaborate on Alternate Use and Development of Transmission Pipeline Right-of-Way</p> <p>Property developers/owners, local governments and transmission pipeline operators may collaborate on alternative use of the transmission pipeline right-of-way and related maintenance.</p> <p><i>Primary Action: Local Government , Property Developer/Owner, Pipeline Operators</i></p>	<p>Collaborate with operators and affected property developers/owners to identify alternative uses of transmission pipeline rights-of-way and define who would maintain the rights-of-way under specific circumstances.</p>	

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ND09	<p>Provide Flexibility for Developing Open Space along Transmission Pipeline Rights-of-Way</p> <p>Local governments should consider allowing site planning flexibility in the development of commercial, industrial or residential property whenever a transmission pipeline is located in, or in close proximity to, the proposed development.</p> <p><i>Primary Action: Local Government</i></p>	<p>Adopt regulations that allow creative designs that address both public and transmission pipeline safety concerns by allowing site planning flexibility in property development. This can enable development when there are specific constraints, such as nearby pipelines or environmentally sensitive areas. Such flexibility can allow, for example, clustered, higher-density development to be located within broader swaths of open space, thereby creating buffers to the constraining areas.</p> <p>The goal is to allow the same overall density of development within a given area while providing more space between the transmission pipeline and the development.</p>	
ND11	<p>Reduce Transmission Pipeline Risk through Design and Location of New Parking Lots and Parking Structures</p> <p>Parking lots and parking structures should be preferentially located and designed to reduce the consequences that could result from a transmission pipeline incident and to reduce potential interference with transmission pipeline maintenance and inspections.</p> <p><i>Primary Action: Local Government, Property Developer/Owner</i></p>	<p>Require that permitting reviews for commercial developments such as parking lots and parking structures consider location and design elements to reduce the potential safety impacts of transmission pipeline incidents and to avoid interference with pipeline operations when development is adjacent to a pipeline right-of-way.</p>	
ND12	<p>Reduce Transmission Pipeline Risk through Design and Location of New</p>	<p>Require that permitting reviews for road developments consider</p>	

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	<p>Roads</p> <p>Roads and associated appurtenances should be preferentially located and designed to reduce the consequences that could result from a transmission pipeline incident and reduce the potential of interference with pipeline operations and maintenance.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>location and design elements to reduce the potential safety impacts of transmission pipeline incidents and to avoid interference with pipeline operations when development is adjacent to or crosses a pipeline right-of-way. Require that state and local government road development be subject to the same considerations.</p>	
ND13	<p>Reduce Transmission Pipeline Risk through Design and Location of New Utilities and Related Infrastructure</p> <p>Utilities (both above and below ground) and related infrastructure should be preferentially located and designed to reduce the consequences that could result from a transmission pipeline incident and to reduce the potential of interference with transmission pipeline maintenance and inspections.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>Require that permitting reviews for new utilities and related infrastructure developments consider location and design elements to reduce the potential safety impacts of transmission pipeline incidents and to avoid interference with pipeline operations when development is adjacent to or crosses a pipeline right-of-way. Require that all municipally-owned and operated utilities be subject to the same considerations.</p>	
ND14	<p>Reduce Transmission Pipeline Risk through Design and Location of Aboveground Water Management Infrastructure</p> <p>Storm water and irrigation water management facilities, retention ponds, and other above-ground water management infrastructure should be preferentially located and designed to reduce the consequences that could result from a transmission pipeline incident and to reduce the potential of interference with transmission pipeline</p>	<p>Require that permitting reviews for new aboveground water management infrastructure developments consider location and design elements to reduce the potential safety impacts of transmission pipeline incidents and to avoid interference with pipeline operations when development is adjacent to or crosses a pipeline right-of-way. Require that all such developments to be owned and operated by the local government be subject to the same</p>	

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	<p>operations and maintenance.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>considerations.</p>	
ND15	<p>Plan and Locate Vegetation to Prevent Interference with Transmission Pipeline Activities</p> <p>Trees and other vegetation should be planned and located to reduce the potential of interference with transmission pipeline operations, maintenance, and inspections.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>When possible, facilitate effective communications for the proper planning and location of vegetation to reduce the potential of interference with transmission pipeline operations, maintenance, and inspections.</p>	
ND16	<p>Locate and Design Water Supply and Sanitary Systems to Prevent Contamination and Excavation Damage</p> <p>Individual water supplies (water wells), small public/private water systems and sanitary disposal systems (septic tanks, leach or drain fields) should be designed and located to prevent excavation damage to transmission pipelines, interference with transmission pipeline maintenance and inspections, and environmental contamination in the event of a transmission pipeline incident.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>Require that permitting reviews for the development of new water supplies (wells), water supply systems, and sanitary disposal systems consider location and design elements to reduce the potential of environmental contamination in the event of a pipeline incident, prevent excavation damage to the pipeline, and avoid interference with pipeline operations when development is adjacent to or crosses a pipeline right-of-way. Require that all such developments to be owned and operated by the local government be subject to the same considerations.</p>	
ND17	<p>Reduce Transmission Pipeline Risk in New Development for Residential, Mixed-Use, and Commercial Land Use</p>	<p>Require that permitting reviews for the development check to ensure appropriate life safety codes and enhanced fire protection have</p>	

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	<p>New development within a transmission pipeline planning area (see PIPA Recommended Practice BL06) should be designed and buildings located to reduce the consequences that could result from a transmission pipeline incident and to provide adequate access to the pipeline for operations and maintenance.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>been considered where needed. Consider modeling of fire, explosion, or toxic release impacts that could occur during a transmission pipeline incident for the specific land use under consideration. Also consider egress models for such incidents.</p>	
ND18	<p>Consider Transmission Pipeline Operation Noise and Odor in Design and Location of Residential, Mixed-Use, and Commercial Land Use Development</p> <p>Consider noise, odor and other issues when planning and locating developments near above-ground transmission pipeline facilities, such as compressor stations, pumping stations, odorant equipment, regulator stations and other pipeline appurtenances.</p> <p><i>Primary Action: Local Government , Property Developer/Owner, Pipeline Operators</i></p>	<p>Use information provided by pipeline operators regarding aboveground pipeline facilities to understand the impact of such facilities on proposed land use and development. Establish requirements for land use and development around the particular aboveground sites based upon the guidance on specific land uses provided in the PIPA recommended practices.</p>	
ND19	<p>Reduce Transmission Pipeline Risk through Design and Location of New Industrial Land Use Development</p> <p>New industrial land use development within a transmission pipeline planning area (see PIPA Recommended Practice BL06) should be designed and buildings located to reduce the consequences that could result from a transmission pipeline incident and reduce the potential of interference with transmission pipeline operations and</p>	<p>Require that permitting reviews for new developments check to ensure appropriate life safety codes and enhanced fire protection have been considered where needed. Consider modeling of fire, explosion, or toxic release impacts that could occur during a transmission pipeline incident for the specific land use under consideration. Also consider egress models for such incidents.</p>	

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	<p>maintenance.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>If appropriate, land use and development design should take this modeling into account to minimize potential impacts. The models should be fit-for-purpose and the model user should have appropriate expertise.</p>	
ND20	<p>Reduce Transmission Pipeline Risk through Location, Design, and Construction of New Institutional Land Use Developments</p> <p>New development of institutional facilities that may be difficult to evacuate within a transmission pipeline planning area (see PIPA Recommended Practice BL06) should be designed and the facilities located and constructed to reduce the consequences that could result from a transmission pipeline incident. Such facilities should also be located to reduce the potential of interference with transmission pipeline operations and maintenance activities. Emergency plans for these facilities should consider potential transmission pipeline incidents.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>Require that permitting reviews for new developments check to ensure appropriate life safety codes and enhanced fire protection have been considered where needed. Consider modeling of fire, explosion, or toxic release impacts that could occur during a transmission pipeline incident for the specific land use under consideration. Also consider egress models for such incidents.</p> <p>If appropriate, land use and development design should take this modeling into account to minimize potential impacts. The models should be fit-for-purpose and the model user should have appropriate expertise.</p>	
ND21	<p>Reduce Transmission Pipeline Risk through Design and Location of New Public Safety and Enforcement Facilities</p> <p>New development of emergency responder facilities within a transmission pipeline planning area (see PIPA Recommended Practice BL06) should be designed and the facilities located and constructed to reduce the consequences that could</p>	<p>Require that permitting reviews for new developments check to ensure appropriate life safety codes and enhanced fire protection have been considered where needed. Consider modeling of fire, explosion, or toxic release impacts that could occur during a transmission pipeline incident for the specific land use under consideration. Also consider egress</p>	

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	<p>result from a transmission pipeline incident. Such facilities should also be designed and located to avoid the potential of interference with pipeline operations and maintenance. Planning for these facilities should include emergency plans that consider the effects of a transmission pipeline incident.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>models for such incidents.</p> <p>If appropriate, land use and development design should take this modeling into account to minimize potential impacts. The models should be fit-for-purpose and the model user should have appropriate expertise.</p>	
ND22	<p>Reduce Transmission Pipeline Risk through Design and Location of New Places of Mass Public Assembly (Future Identified Sites)</p> <p>New development of places of potential mass public assembly within a transmission pipeline planning area (see PIPA Recommended Practice BL06) should be designed and the facilities located and constructed to reduce the consequences of a potential transmission pipeline incident, the risk of excavation damage to the pipeline, and the potential of interference with transmission pipeline operations and maintenance. Planning for these facilities should include emergency plans that consider the effects of a potential pipeline incident.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>Require that permitting reviews for new developments check to ensure appropriate life safety codes and enhanced fire protection have been considered where needed. Consider modeling of fire, explosion, or toxic release impacts that could occur during a transmission pipeline incident for the specific land use under consideration. Also consider egress models for such incidents. The models should be fit-for-purpose and the model user should have appropriate expertise.</p> <p>Note that transmission pipeline operators are required by existing pipeline safety regulations to provide emergency liaison and consultations and must maintain, modify as appropriate, and follow their plans, procedures and programs they are required under Title 49 Code of Federal Regulations, Parts 192 and 195, respectively.</p>	

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ND23	<p>Consider Site Emergency Response Plans in Land Use Development</p> <p>Emergency response plan requirements should be considered in new land use development within a planning area (see PIPA Recommended Practice BL06) to reduce the risks of a transmission pipeline incident.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>Be receptive to coordination with pipeline operators regarding emergency planning. Note that transmission pipeline operators are required by existing pipeline safety regulations to provide emergency liaison and consultations and must maintain, modify as appropriate, and follow their emergency plans, procedures and programs they are required under Title 49 Code of Federal Regulations, Parts 192 and 195, respectively.</p> <p>Require that permitting reviews for new developments check to ensure appropriate life safety codes and enhanced fire protection have been considered where needed. Consider modeling of fire, explosion, or toxic release impacts that could occur during a transmission pipeline incident for the specific land use under consideration. Also consider egress models for such incidents.</p> <p>If appropriate, land use and development design should take this modeling into account to minimize potential impacts. The models should be fit-for-purpose and the model user should have appropriate expertise.</p>	
Pipeline Maintenance and Damage Prevention			
BL14	<p>Participate to Improve State Excavation Damage Prevention</p>	<p>Take steps to eliminate exemptions from one-call requirements that can result in</p>	

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	<p>Programs</p> <p>All pipeline safety stakeholders should participate in the work of organizations seeking to make improvements to state excavation damage prevention programs, especially efforts to reduce exemptions from participation in one-call systems.</p> <p><i>Primary Action: Local Government , Property Developer/Owner, Pipeline Operators</i></p>	<p>damage to pipelines and other underground facilities. This includes eliminating exemptions for:</p> <ol style="list-style-type: none"> 1. Facility owners, including municipalities, that enable them to avoid participation in the one-call system. Excavators may not be informed of such exemptions and may fail to get facilities marked before digging. 2. Certain excavators and/or types of excavators, such as municipal, county and state departments of transportation, that enable them to begin digging without getting underground facilities located and marked. 3. Certain types of excavation, such as road grading, which can and do damage pipelines and other underground facilities just as any other types of excavation do. 	
BL16	<p>Halt Dangerous Excavation Activities near Transmission Pipelines</p> <p>Transmission pipeline operators should have procedures and established contacts with local enforcement personnel in order to act appropriately to halt dangerous excavation activities that may damage their pipelines and potentially cause an immediate threat</p>	<p>Local government enforcement agencies and personnel should be prepared to respond appropriately when notified by pipeline operators to stop unsafe excavation practices near pipelines. Local enforcement personnel play a critical role due to their authority to legally halt unsafe excavation. Local</p>	

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	<p>to life or property.</p> <p><i>Primary Action: Local Government , Pipeline Operators</i></p>	<p>government agencies with the authority to halt dangerous excavations may vary, with titles such as Public Safety Office, Police, Fire Department, Fire Marshal, Utility Coordinator, or Code Enforcement. The responsible agency should recognize the outreach from the transmission pipeline operator and work cooperatively to build understanding and relationships in advance to facilitate timely responses actions when needed.</p>	
ND24	<p>Install Temporary Markers on Edge of Transmission Pipeline Right-of-Way Prior to Construction Adjacent to Right-of-Way</p> <p>The property developer/owner should install temporary right-of-way (ROW) survey markers or fencing on the edge of the transmission pipeline ROW or buffer zone, as determined by the transmission pipeline operator, prior to construction to provide a clearly defined boundary. The property developer/owner should ensure that the temporary markers or fencing are maintained throughout the course of construction.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	<p>Require as a condition of the excavation permit the installation of temporary right-of-way (ROW) survey markers or fencing on the edge of any transmission pipeline ROW or buffer zone, as determined by the transmission pipeline operator, prior to construction to provide a clearly defined boundary. The markers should be installed before work begins and remain in place until construction is complete. The local government or other entity responsible for construction inspections should verify that the fencing is properly installed and maintained.</p>	
ND25	<p>Contact Transmission Pipeline Operator Prior to Excavating or Blasting</p>	<p>Require developers, excavators, and property owners to notify affected transmission pipeline operators prior to excavating</p>	

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	<p>Anyone planning to conduct excavating, blasting and/or seismic activities should consult with affected transmission pipeline operators well in advance of commencing these activities. Excavating and blasting have the potential to affect soil stability or lead to movement or settling of the soil surrounding the transmission pipeline.</p> <p><i>Primary Action: Local Government , Property Developer/Owner, Pipeline Operators</i></p>	<p>and/or blasting operations as part of the permitting or licensing process. Appropriate local government agencies should be engaged in the permitting or licensing process for blasting, well in advance of the actual blasting operation, when transmission lines may be impacted.</p>	
Maps and Records			
BL01	<p>Obtain Transmission Pipeline Mapping Data</p> <p>Local government agencies responsible for land use and development planning or the issuance of development permits should obtain mapping data for all transmission pipelines within their areas of jurisdiction from PHMSA's National Pipeline Mapping System or from the transmission pipeline operators and show these pipelines on maps used for development planning.</p> <p><i>Primary Action: Local Government</i></p>	<p>Agencies responsible for land use and development planning or the issuance of development permits should obtain mapping data for all transmission pipelines within their areas of jurisdiction from PHMSA's National Pipeline Mapping System or from the transmission pipeline operators and show these pipelines on maps used for development planning.</p>	
BL08	<p>Manage Land Records</p> <p>Land use agreements between pipeline operators and property owners should be documented and managed and, when necessary, recorded.</p> <p><i>Primary Action: Local Government, Pipeline Operator</i></p>	<p>Local governments (appropriate statutory offices) should facilitate the recording of land documents and provide public access to the records and public notice (i.e. constructive notice) of encumbrances on affected properties. Land documents may include easement agreements, encroachment agreements, letters</p>	

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		of no objection, partial releases, and easement amendments.	
ND07	<p>Define Blanket Easement Agreements When Necessary</p> <p>Upon request by the landowner, a transmission pipeline easement agreement may be defined to an acceptable, reasonable, and safe width and explicit location. State statutes or local government regulations may require easements to be defined prior to the approval of rezoning, subdivision plats and development permits.</p> <p><i>Primary Action: Local Government , Property Developer/Owner, Pipeline Operators</i></p>	Require transmission pipeline easements to be defined prior to the approval of rezoning, subdivision plats and development permits. Blanket easements should be defined to a specific location to avoid confusion regarding which lands are burdened by the easement rights of the transmission pipeline operator. Require easements to be recorded at the appropriate statutory office (e.g., county recorder, parish clerk)	
ND10	<p>Record Transmission Pipeline Easements on Development Plans and Final Plats</p> <p>Local governments should require all recorded development plans and final plats to clearly show the location of transmission pipeline easements and identify the pipeline operators.</p> <p><i>Primary Action: Local Government , Property Developer/Owner</i></p>	Adopt requirements that all recorded development plans and final plats must clearly show the location of transmission pipeline easements and identify the pipeline operators.	
ND26	<p>Use, Document, Record and Retain Encroachment Agreements or Permits</p> <p>Encroachment agreements should be used, documented, recorded and retained when a transmission pipeline operator agrees to allow a property developer/owner or local government to encroach on the pipeline right-of-way for a long or perpetual duration in a manner that conflicts with the activities allowed on the easement.</p>	Contact the transmission pipeline operator and provide information about the proposed encroachment when local government desires to encroach on a transmission pipeline right-of-way (ROW) for a long or perpetual duration in a manner that conflicts with the activities allowed by the easement agreement. Documented in an encroachment agreement by the landowner and the easement	

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	<i>Primary Action: Local Government , Property Developer/Owner, Pipeline Operators</i>	owner after the encroachments and acceptable uses of the right-of-way are agreed upon.	
ND27	<p>Use, Document and Retain Letters of No Objection and Conditional Approval Letters</p> <p>Transmission pipeline operators may use, document and retain "letters of no objection" in agreeing to land use activities on or near a transmission pipeline right-of-way. Such land uses may or may not be temporary.</p> <p><i>Primary Action: Local Government , Property Developer/Owner, Pipeline Operators</i></p>	Determine if letters of no objection should be included as a requirement in local government development regulations when transmission pipeline operators agree to land use activities on or near a transmission pipeline right-of-way.	
Recommended Practices: Primary Action for Stakeholder Other Than Local Government			
Land Planning and Development			
ND02	<p>Gather Information for Design of Property Development near Transmission Pipelines</p> <p>In designing a proposed property development the property developer/owner should use all reasonable means to obtain information about transmission pipeline facilities in the area of the proposed development.</p> <p><i>Primary Action: Property Developer/Owner, Pipeline Operators</i></p>	When possible, facilitate effective communications among pipeline safety stakeholders regarding land use planning and development near transmission pipelines to help assure public and pipeline safety.	
ND03	<p>Review Acceptability of Proposed Land Use of Transmission Pipeline Right-of-Way Prior to Design</p> <p>The property developer/owner should review preliminary information about</p>	When possible, facilitate effective communications among pipeline safety stakeholders regarding land use planning and development near transmission pipelines to help	

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<i>PIPA RP #</i>	<i>Practice Title and Description</i>	<i>Local Government Practice</i>	<i>Current Practice</i>
			<i>Action(s) Needed or Considered</i>
	<p>acceptable land uses on a transmission pipeline right-of-way prior to the design of a property development.</p> <p><i>Primary Action: Property Developer/Owner</i></p>	<p>assure public and pipeline safety. Understanding encroachment issues can help to facilitate their resolution.</p> <p>(Reference PIPA Recommended Practice BL13.)</p>	
ND04	<p>Coordinate Property Development Design and Construction with Transmission Pipeline Operator</p> <p>When property development is planned within the consultation zone (reference PIPA Recommended Practice BL05), the property developer/owner and the transmission pipeline operator should communicate to ensure possible impacts of pipeline incidents and maintenance needs are considered during development design and construction.</p> <p><i>Primary Action: Property Developer/Owner, Pipeline Operators</i></p>	<p>When possible, facilitate effective communications among pipeline safety stakeholders.</p>	
Pipeline Maintenance and Damage Prevention			
BL12	<p>Notify Stakeholders of Right-of-Way Maintenance Activities</p> <p>Transmission pipeline operators should notify affected stakeholders of right-of-way maintenance activities, including vegetation management.</p> <p><i>Primary Action: Pipeline Operators</i></p>	<p>When possible, facilitate effective communications among pipeline safety stakeholders regarding land use planning and development near transmission pipelines to help assure public and pipeline safety.</p>	
BL13	<p>Prevent and Manage Right-of-Way Encroachment</p> <p>Transmission pipeline operators should</p>	<p>When possible, facilitate effective communications among pipeline safety stakeholders regarding land</p>	

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			<i>Action(s) Needed or Considered</i>
	<p>communicate in a documented and timely manner with property developers/owners to prevent or rectify unacceptable encroachments or inappropriate human activity within the transmission pipeline right-of-way.</p> <p><i>Primary Action: Pipeline Operators</i></p>	<p>use planning and development near transmission pipelines to help assure public and pipeline safety. Understanding encroachment issues can help to facilitate their resolution.</p>	
BL15	<p>Enhance Damage Prevention Practices near High-Priority Subsurface Facilities</p> <p>Transmission pipeline operators should implement enhanced damage prevention practices within the transmission pipeline right-of-way to ensure that pipeline operators and excavators meet on-site prior to excavation activity near high-priority subsurface facilities.</p> <p><i>Primary Action: Pipeline Operators</i></p>	<p>Take steps to eliminate exemptions from one-call requirements that can result in damage to pipelines and other underground facilities, as noted above. Local governments should ensure their own departmental personnel responsible for excavating are aware of the need to communicate with pipeline operators before digging near pipelines and require confirmation that such communication occurs. When possible, local governments should facilitate effective communications among pipeline safety stakeholders regarding land use planning and development near transmission pipelines to help assure public and pipeline safety.</p>	
Maps and Records			
BL07	<p>Understand the Elements of a Transmission Pipeline Easement</p> <p>Property developers/owners should</p>	<p>Affected local government agencies, such as records departments, should be familiar with the issues, elements of and</p>	

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			<i>Action(s) Needed or Considered</i>
	<p>have an understanding of the elements of and rights conveyed in a transmission pipeline easement.</p> <p><i>Primary Action: Property Developer/Owner</i></p>	<p>rights conveyed in transmission pipeline easements and be able to assist property developers/owners in identifying and understanding same. Local government should facilitate access to easement agreements and survey documents where possible. Local government should work with the property developer/owner and pipeline operators to ensure that land use and development plans do not interfere with the current or potential future locations of such pipeline facilities or the operation and maintenance of the pipeline and related facilities.</p>	
BL09	<p>Document and Record Easement Amendments</p> <p>Easement amendments should be documented, managed and recorded.</p> <p><i>Primary Action: Property Developer/Owner, Pipeline Operators</i></p>	<p>Local governments (appropriate statutory offices) should facilitate the recording of land documents and provide public access to the records and public notice (i.e. constructive notice) of encumbrances on affected properties. Land documents may include easement agreements, encroachment agreements, letters of no objection, partial releases, and easement amendments.</p>	
BL17	<p>Map Abandoned Pipelines</p> <p>When a transmission pipeline operator abandons a transmission pipeline, information regarding the abandoned pipeline should be maintained and included in the information provided to the one-call center.</p> <p><i>Primary Action: Pipeline Operators</i></p>		

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			<i>Action(s) Needed or Considered</i>
BL18	<p>Disclose Transmission Pipeline Easements in Real Estate Transactions</p> <p>As part of all real estate sales contracts, each state should require the disclosure of known transmission pipeline easements on the property.</p> <p><i>Primary Action: Real Estate Commission</i></p>		
ND28	<p>Document, Record and Retain Partial Releases</p> <p>Partial releases may be used to allow some part of the transmission pipeline right-of-way to be released from certain easement conditions, and should be documented, recorded and retained.</p> <p><i>Primary Action: Property Developer/Owner, Pipeline Operators</i></p>	<p>Facilitate the recordation at the appropriate statutory office (i.e. county recorder, parish clerk) of partial releases that allow some part of the transmission pipeline right-of-way to be released from certain easement conditions.</p> <p>Establish procedures for retention of those releases for the life of the easement.</p>	
Communication			
BL10	<p>Implement Communications Plan</p> <p>Transmission pipeline operators should develop and implement effective communications plans when communicating acceptable transmission pipeline right-of-way uses and activities to property developers/owners and other stakeholders.</p> <p><i>Primary Action: Property Developer/Owner, Pipeline Operators</i></p>	<p>When possible, facilitate effective communications among pipeline safety stakeholders regarding land use planning and development near transmission pipelines, to help assure public and pipeline safety.</p>	
BL11	<p>Effectively Communicate Pipeline Risk and Risk Management Information</p> <p>Transmission pipeline operators should identify barriers to effectively</p>	<p>When possible, facilitate effective communications among pipeline safety stakeholders regarding land use planning and development near transmission pipelines to help</p>	

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			<i>Action(s) Needed or Considered</i>
	<p>communicating with stakeholders and use communication techniques designed to overcome those barriers and effectively engage stakeholders to communicate with them regarding pipeline risks and how the operator manages such risks.</p> <p><i>Primary Action: Pipeline Operators</i></p>	<p>assure public and pipeline safety.</p>	