

11/08/2021
10:37 AM

Railroad Commission of Texas Pipeline
Evaluation System Investigation Report
Inspection Package ID: INSPPKG-0000077091

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Incident ID: INCI-2496

Contacts

Company ID: Company Name: ODIN PROPERTIES

Alternate Company Name:

Contact Type	Name	Company / Affiliation	Phone Number
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Incident Detail

Investigation Status: Work In Progress

Date of Incident: 09/29/2021

Drill? False

Date Reported: 09/29/2021

Inspector Notified Date: 09/29/2021

Assigned Inspector: Brad Cox

Incident Location

Nearest City: Dallas

Location/Street Address: 5700 Highland Hill

Region: 06-Fort Worth

County: DALLAS

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Notes

Executive Summary

RRC On-call service received report of Apartment complex gas explosion at 5700 block of Highland Hills. ATMOS Energy made the initial report to the on-call service at 11:15 a.m. on Sept. 29, 2021. Fire fighters were on scene investigating a gas leak complaint when the explosion occurred. Four fire fighters and three employees of Highland Hills Apartments were sent to nearby hospitals. Three firefighters required overnight stay for severe burns. INCI-2496 was moved from ATMOS Energy to Odin properties once RRC inspectors determined the incident occurred on the property of Highland Hills Apartments. Investigation by the Dallas Police Department determined the root cause of the gas release was caused from one individual discharging gunfire into apartment 129 of building 5726 the night before. The Highland Hills Apartments was able to return gas to its tenants on Oct. 20, 2021 after meeting City of Dallas compliance deficiencies.

System Details

This was an unregistered master meter system with a mainline pressure operating at 10 psig. Each building utilized a regulator to reduce the gas pressure to four ounces. The size and length of the mainline is unknown. The Highland Hills Apartments consist of 12 buildings, one boiler room and contained 100 units.

Events Leading up to the Failure

On the night of Sept. 28, 2021 at 11:30 p.m. a domestic dispute erupted in which a woman with her child ran into apartment 129 of building 5726 for safety. Male subject began to discharge his weapon into apartment 129

Emergency Response

Sept. 29, 2021 at 10:05 a.m. Highland Hills apartment manager was notified by maintenance technician that apartment 129 of building 5726 had bullet holes in the windows and the presence of gas odor. At 10:40 a.m. Highland Hills apartment manager and two other office workers arrived at the scene of building 5726 confirming the report of bullet holes in apartment 129 of building 5726. Highland Hills

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apartments manager identified an odor of natural gas when she approached building 5726 and made a 911 call at 10:45 a.m.

At 10:55 a.m. Dallas Fire Department arrived on the scene. Fireman had apartments maintenance technician drill out the lock of apartment 129 of building 5726 to gain access. Shortly after three firemen entered apartment 129 the explosion occurred; mayday call was made from one of the firemen.

Summary of Return-to-Service

RRC Inspector Collins arrived on scene of accident on Oct. 1, 2021, to witness the master meter mainline pressure test. The mainline system was shut in and pressurized to 90 psig with air. The 90 psig was monitored to ensure pressure maintained for an hour and a half. Dallas city code of compliance began an inspection of all buildings of the Highland Hills apartment complex. The City of Dallas code compliance would not clear all buildings of the Highland Hills Apartments until non-compliance items were corrected. RRC inspector Cox met with ATMOS Energy on Oct. 20, 2021 at 1:00 p.m. to re-instate gas service to the Highland Hills Apartments. ATMOS Energy conducted a twenty-minute shut in test to verify there were no leaks on the gas mainline. ATMOS Energy completed the shut-in test at 3:30 PM allowing plumbers to begin re-lights of the apartments.

Investigation Details

On Sept. 29, 2021 at 11:22a.m. RRC inspector Cox received notification via phone from Fort Worth Region manager Collins that there was an apartment complex explosion at the 5700 block of Highland Hills in Dallas. Inspector Cox notified RRC inspector Landtiser to assist with the incident and was in route. ATMOS Energy initiated the report of the incident to the RRC on-call service line. RRC Inspectors Cox and Landtiser arrived on site at 2:05 p.m. Upon arrival on the location RRC inspectors determined that the incident occurred on a master meter system. RRC inspector Landtiser began witnessing ATMOS Energy conducting bar hole test for any gas indications around building 5726. No gas indications were found. RRC inspector Cox began to verify details and timeline with the onsite Fire Chief.

Details: 10:45 a.m. of Sept. 26, 2021 Dallas fire department responded to a call from the Highland Hills property manager reporting the smell of gas at building 5726. Fire crews arrived on the scene and was utilizing the Highland Hills Apartments technician to drill out the lock of apartment 129 of building 5726. Once fire crews entered apartment 129 of building 5726, the gas explosion occurred injuring four fire fighters the apartment technician and two Highland Hills apartment managers.

RRC inspector Cox verified that the gas valve at the meter set and at building 5726 gas riser was shut-off. RRC inspector Landtiser continued to witness bar hole test being conducted by ATMOS Energy of the remaining twelve buildings of the Highland Hills property. Inspector Cox witnessed bar hole test of the ATMOS mainline and service line that supply natural gas to the purchase meter of Highland Hills Apartments. No gas indications were found along the gas mainline, service line, meter, regulator, or buildings on the property of Highland Hills. RRC inspectors Cox and Landtiser reviewed and verified calibrations of CGI test equipment.

After ATMOS Energy had conducted a leak survey on Sept. 29, 2021, of the mainline and service line. ATMOS determined there were no indications of gas leaks on their assets. ATMOS then submitted a retraction notice to the RRC removing themselves as the at fault operator. Highland Hills Apartments was not registered with the RRC Pipeline Safety as a Master Meter System. RRC created the unit

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organization of Odin Properties as the parent company of Highland Hills Apartments. Incident 2496 was changed to show Highland Hills Apartments as the regulated entity of the accident investigation.

Oct. 23, 2021 Odin Properties submitted a retraction letter to the RRC stating the following: Highland Hills Apartment complex located at 5850 Highland Hills Drive Dallas, TX, has been notified by the City of Dallas that the gas incident that occurred at the complex this past September was the result of criminal activity. The City of Dallas and Atmos Energy have since inspected the gas system at the complex and it found to be safe and in code compliance.

Highland Hills is being cited 192-013-003. The operator did not maintain and/or modify as appropriate, and/or follow the following plans, procedures, and programs required to be established and followed under 49 CFR Part 192. A follow up inspection of the Highland Hills Apartments will be conducted by the RRC at a later time to evaluate the compliance of Highland Hills Apartments to meet the minimum requirements of 49 CFR 192 and TAC regulations.

Findings and Contributing Factors
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Operator – 30 Day Report

Part A-Key Report Information by operator

Report is final? No

OPS Operator Identification Number:
NRC Number (from Incident Detail):

Volume of commodity released unintentionally:

Volume of commodity released intentionally:

Volume of commodity recovered:

Fatalities? No

Injuries requiring inpatient hospitalization? Yes

Operator employees: 0

Operator employees:

Contractor employees working for the Operator: 0

Contractor employees working for the Operator: 0

Non-Operator emergency responders: 0

Non-Operator emergency responders: 0

Workers working on the right-of-way,
but NOT associated with this Operator: 0

Workers working on the right-of-way,
but NOT associated with this Operator: 0

General Public: 0

General Public: 0

Total Fatalities: 0

Total Injuries: 0

Part C-Additional Facility Information by operator

Incident Occurred On:

Failure Occurred On:

Material Involved:

Install Year:

Part D-Additional Consequence Information by operator

HCA or USA? No

Public and non-operator costs:

Cost of commodity unintentionally released:

Cost of commodity intentionally released:

Cost of property damage and repair:

Cost of emergency response:

Cost of environmental remediation:

Other costs:

Total Costs: \$0.00

Part G-Apparent Cause from operator

Incident Cause (Confirmed):

Sub-cause:

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Part H-Operator Incident Summary