

San Pedro Creek Estates Homeowners Association

Gas Meter Location Guidelines

Based on comments received by the HOA Board subsequent to the June 1, 2018, email, the Board has replaced the Gas Meter Location Policy with the following Guidelines:

The Guidelines described in this document have been established to maintain aesthetic continuity and maximize safety for the residents of San Pedro Creek Estates (SPCE). The arrival of natural gas in SPCE makes it necessary to update the Architectural Control Committee's (ACC's) Design Guidelines to include the location of the natural gas meters. The SPCE Board agreed that the preferred location for all gas meters should be at the residence or at the existing propane tank. This ensures that the New Mexico Gas Company (NMGC), and not the owner, has responsibility for the residential gas line from NMGC's street gas line to the residential meter's location. This also removes the potential hazard of a gas meter located near the street, where it could be damaged by a car. Also, if in an emergency, the owner or the fire department were required to shut off the gas to the residence, it will be easier to quickly do this when the valve is located in a standardized location.

The Board recognizes there may be certain site-specific situations when an owner may need to locate the gas meter at a location other than the residence or the existing propane tank. In those situations, the homeowner must contact Amy Costen (contact information below) at HOACO, who will notify the Architectural Control Committee. The ACC will contact the owner to schedule an on-site meeting to discuss potential alternate locations and the manner in which the meter will be screened from street view. Once an agreement has been reached, the ACC will provide an approval letter to the resident which will document the approval of the alternate meter location. If the owner's chosen gas meter location is one of the two preferred locations, there is no need to obtain an ACC approval.

These Gas Meter Location Guidelines are effective immediately and will be included in the next update of the ACC's Design Guidelines.

Amy Costen HOAMCO Community Manager

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Below are some specifications for Gas Meter Placement as specified by New Mexico Gas Company:

- For standard residential meter locations, New Mexico Gas Company requires that the riser is always 18 inches to the left of the houseline.
- The New Mexico Gas Company riser should be located a minimum of 3 feet from the electric meter panel or electrical source.
- For meter set locations near an operating window, New Mexico Gas Company requires that the riser must be 36 inches from the operating side of the window.
- Meters may be set under a fixed non-operating window.
- New Mexico Gas Company requires that gas risers be 36 inches from a garage door or driveway.
- New Mexico Gas Company requires that gas risers must be a minimum of 10 feet from swamp coolers or any return air intake into a structure.
- New Mexico Gas Company requires that the gas riser be located at least 36 inches to the left or 36 inches to the right of a combustion air vent.
- The meter shall not be placed directly under a down spout due to the fact that the regulator could freeze if saturated with water during cold months.

New Construction - Minimum Clearance for Gas Meter Installation

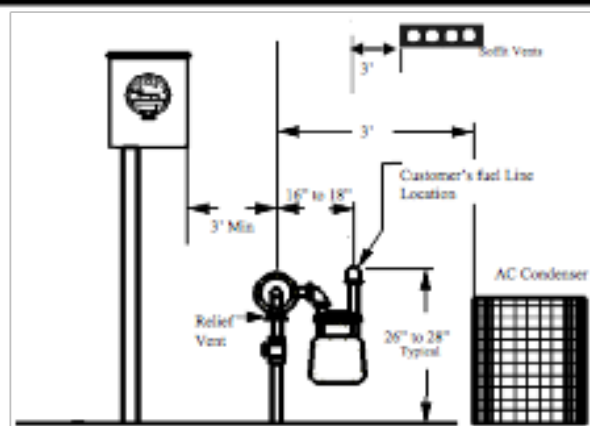
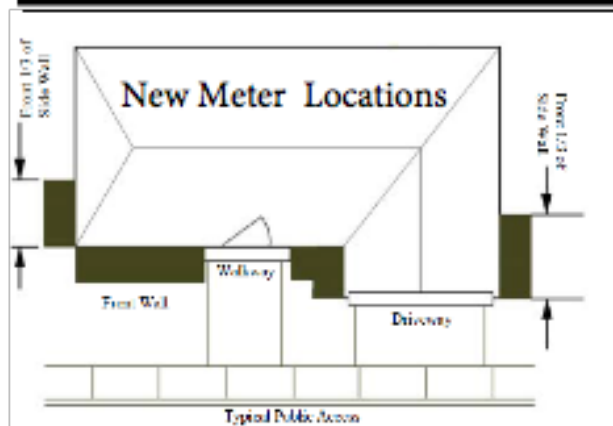


Diagram A

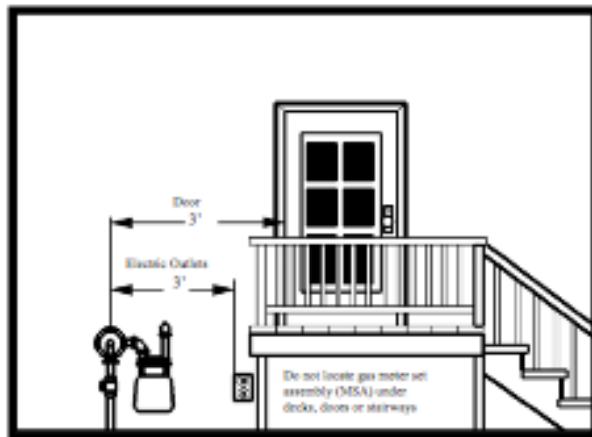


Diagram B

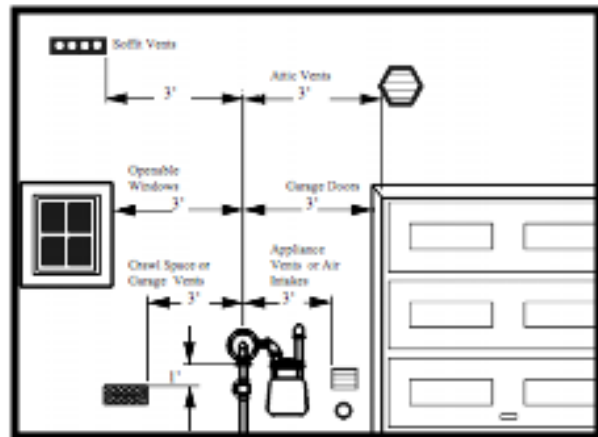


Diagram C

Gas meter minimum clearance requirements from the relief vent

Building Feature	Horizontal	Under	Above	Diagram	
Appliance Combustion Air Intake	3 feet *	Not Permitted		B	**3 feet minimum or greater as specified by the appliance manufacturer
Appliance Vents	3 feet	Not Permitted		C	
Attic Vents	3 feet	Not Permitted		A, B	** can be closer if separated by a wall, contact NMGC for specifications
Crawl Space Vents / Garage Vents	3 feet	Not Permitted		B	
Doors / Garage Doors	3 feet	Not Permitted		A, B	
Electric Meters	3 feet	Not Permitted		A	
Roof Canale (Drain)	12"	Not Permitted			
Electric Outlet	3 feet	Not Permitted	3 feet	B	
Return Air Intake/ Swamp Cooler	10 feet **	Not Permitted		B	
Soffit Vents (single story)		3 feet	Not Permitted	A,C	
Operable Windows (Includes 2 nd story)		3 feet		B	
AC Condenser	3 feet	Not Permitted		A	
Any Ignition Source	3 feet	Not Permitted	Not Permitted		

