

PUBLIC SERVICE COMMISSION OF MARYLAND

GAS SERVICE REGULATOR RELOCATION BY GAS COMPANIES PROGRESS REPORT

Public Utilities Article, Section 7-313(e)

February 26, 2026

Background

On August 10, 2016, an explosion and fire occurred in a four-story apartment building at 8701 Arliss Street in the Flower Branch Apartments complex in Silver Spring, Maryland. This accident also heavily damaged an adjacent apartment building at 8703 Arliss Street, resulting in seven fatalities and 65 civilians being transported to local medical facilities. Additionally, three firefighters sustained minor injuries. On August 17, 2016, the National Transportation Safety Board (“NTSB”) launched an investigation. The NTSB issued its Final Report on June 10, 2019 and determined that the probable cause of the explosion in Building 8701 of the Flower Branch Apartments complex was the failure of an indoor mercury service regulator with an unconnected vent line, which allowed natural gas to vent into the meter room, where it accumulated and ignited from an unknown source. The NTSB Final Report contains 13 recommendations – one directed to Washington Gas Light Company (“WGL”) to relocate indoor gas regulators outside occupied structures whenever the gas service line, meter, or regulator is replaced while prioritizing multifamily structures over other dwellings.

The Flower Branch Act (House Bill 345) was enacted in 2021 by the Maryland General Assembly and signed into law by Governor Larry Hogan. The Flower Branch Act seeks to prevent future occurrences such as the 2016 explosion by requiring, among other things, all gas companies in Maryland to relocate to the outside of the structure any indoor gas regulators that provide service to a multifamily residential structure.

The Act required that on or before January 1, 2022, a gas company must file a plan with the Public Service Commission to relocate any indoor gas regulators that provide service to a multifamily residential structure. After a gas company files its plan, the Act required the Commission, on or before January 1, 2023, to approve, disapprove, or approve with modifications, a gas company’s plan. If the Commission were to disapprove of its plan, the gas company would have 60 days to re-file the plan. The Flower Branch Act also authorizes the Commission’s Technical Staff to exempt an indoor gas regulator from relocation if an exemption is warranted after considering certain factors.

Subsequently, indoor gas regulator relocation (“IRR”) plans were filed by affected gas companies in compliance with *Annotated Code of Maryland*, Public Utilities Article (“PUA”), §7-313(b)(3). The affected gas companies in Maryland are Baltimore Gas and Electric Company (“BGE”), WGL, and Easton Utilities. No other Maryland gas company has an indoor gas regulator at an occupied structure that meets the Flower Branch Act’s definition of multifamily residential structure.

The Commission issued Order No. 90250 on June 7, 2022 approving the IRR plans filed by the gas companies. BGE’s IRR plan provides that it will complete the relocation of these indoor gas regulators by calendar year (“CY”) 2031. WGL’s IRR plan proposes that it will complete the relocation of these indoor gas regulators by CY2032. Easton Utilities stated that it located just one

indoor gas regulator serving a multifamily residential structure and the relocation was completed on October 19, 2022.

The Flower Branch Act also requires the Commission to submit a report on the progress of each gas company's indoor gas regulator relocation efforts to the Governor and the General Assembly on or before March 1 of each year, beginning in CY2023. This is the fourth annual report on each affected gas company's progress in relocating indoor gas regulators.

CY2025 IRR Plan Highlights

CY2025 marked the fourth year of the Flower Branch Act indoor gas regulator relocation requirement for affected gas companies. In the fourth year of implementation, BGE and WGL encountered a variety of challenges, but they continue to work through each to move forward with the program. These challenges include supply chain issues, customer cooperation in scheduling relocations and gaining access to equipment, additional work involving gas service renewals, additional work installing new or relocating existing gas service risers, and the identification of additional locations in need of indoor gas regulator relocation compared to original forecasts, among other things. Accordingly, this report includes updated plan numbers based on the affected gas companies' latest forecasts.

The affected gas companies also implemented customer outreach programs:

- BGE has engaged in multiple customer education and outreach activities, including a dedicated [webpage](#) for indoor gas regulator relocation information and an information handout card for customers, displayed in the Appendix, that provides an overview of the gas regulator relocation program, including a QR code that directs customers to the program webpage for additional information. BGE also created a dedicated email address (GSRR@exeloncorp.com) so that customers can contact the company directly with any questions or concerns. BGE has also scheduled and attended in-person site visits with owners and property managers of multifamily properties to discuss necessary indoor gas regulator relocations, the design/construction process, messaging to residents, and what to expect when the indoor gas regulator relocation work takes place. BGE has also met and will continue to meet with local jurisdiction officials across BGE's gas system service territory to establish a process for addressing the program and associated permitting requirements.
- WGL has retained the services of a contractor to perform customer outreach and survey sites to plan for indoor gas regulator relocations in sequential phases. WGL delivers a letter of explanation to building management in advance of calling or visiting sites. This is an effort to prepare building points-of-contact for a survey request and, subsequently, relocation work.

Gas companies may replace infrastructure to improve public safety and reliability under their Strategic Infrastructure Development and Enhancement (“STRIDE”) program plans approved under PUA §4-210, with costs recovered under a surcharge. In 2025, WGL also performed regulator relocation work both inside and outside of its STRIDE Program. BGE performed all its regulator relocation work as part of its multi-year rate plan.

CY2025 IRR Plan Update and Progress Report

BGE’s latest updated IRR forecast is to relocate over 8,209 indoor gas regulators by the end of CY2031 at a cost of approximately \$102.2 million. WGL’s latest updated IRR forecast is to relocate approximately 2,500 indoor gas regulators by the end of CY2032 at a cost of approximately \$57.8 million. Combined, both companies’ IRR plans will result in the relocation of approximately 10,709 indoor gas regulators in Maryland at a cost of approximately \$160 million. In CY2025, BGE relocated 1,089 indoor gas regulators and WGL relocated 148 indoor gas regulators.

In 2025, BGE discovered 17 additional locations where inside regulators needed to be moved outside. Accordingly, BGE has revised the total population to approximately 11,827 regulators that the Company is tracking across the system. BGE also found other locations that do not qualify for the GSRR program. Field observations and verifications revealed that 2,618 locations where regulators were already relocated outside and 1,000 previously identified locations do not fit the criteria of PUA §7-313(b)(5). Currently, the Company has approximately 8,209 locations in scope for the GSRR program.

For CY2024, WGL changed the manner of how it reports the data for its IRR County/City Overview. Previously, WGL reported its data based on its internal records which resulted in 7,180 identified sites for CY2023. In CY2024, WGL decided to report identified sites based on its field surveys which resulted in 1,109 identified sites. The reduction in the number of identified sites was the result of the actual field surveys physically verifying the existence of the inside regulators. This change resulted in a decrease of 6,071 identified sites requiring regulator relocation from previous reports.

WGL, in CY2025, indicated that through the IRR surveys that it continues to find fewer inside regulators than originally estimated. As of December 31, 2025, the Company surveyed 5,786 sites and found that 3,842 did not have inside regulators. Therefore, 66% of inspected sites have regulators on the outside. Only 1,617 sites have been discovered with inside regulators. At this pace, the Company expects to find no more than 2,500 sites with regulators inside and in need of relocation. For this reason, the total projected regulator relocations have been adjusted downwards in the years 2027 – 2032.

Of the 1,089 BGE IRR completions in CY2025, none were at nursing homes, none were at hotels, 24 were at condominiums, 1,065 were at apartment buildings, and none were at residential

locations. Of the 148 WGL completions in 2025, all of them were at apartment/condominium buildings.

The Flower Branch Act also authorizes the Commission to exempt a gas service regulator from relocation if the Commission finds that an exemption is warranted after considering certain factors. In CY2025, neither BGE nor WGL requested an exemption.

The latest IRR plan update on progress and future projections for both the number of IRRs and capital costs¹ is listed in Table No. 1 below. CY2022 through CY2025 data is based on actual IRRs and CY2026 and beyond is based on forecast IRRs. In addition, the CY2025 IRR plan update on actual IRR completions in CY 2022 through CY2025, total forecast IRRs, and IRRs remaining are listed by county/ city location through the end of the program in Table No. 2 below.

Table No. 1 – Inside Gas Regulator Relocation (IRR) Numbers and Costs

Calendar Year	Actual or Forecast Data	BGE IRRs	BGE Capital Cost	WGL IRRs	WGL Capital Cost	Total IRRs	Total Capital Cost
CY2022	Actual	453	\$653,251	40	\$0 ²	493	\$653,251
CY2023	Actual	785	\$8,310,289	122	\$1,007,296	907	\$9,317,585
CY2024	Actual	675	\$8,237,768	245	\$6,180,035	920	\$14,417,803
CY2025	Actual	1,089	\$13,653,077	148	\$2,411,368	1,237	\$16,064,445
CY2026	Forecast	1,200	\$16,779,384	225	\$4,621,600	1,425	\$21,400,984
CY2027	Forecast	750	\$9,696,190	265	\$5,926,850	1,015	\$15,623,040
CY2028	Forecast	750	\$9,795,355	275	\$6,454,843	1,025	\$16,250,198
CY2029	Forecast	750	\$9,801,696	285	\$7,003,164	1,035	\$16,804,860
CY2030	Forecast	750	\$9,802,577	320	\$8,241,546	1,070	\$18,044,123
CY2031	Forecast	1,007	\$15,501,500	300	\$8,113,007	1,307	\$23,614,507
CY2032	Forecast	0	0	275	\$7,810,336	275	\$7,810,336
Totals		8,209	\$102,231,087	2500	\$57,770,045	10,709	\$160,001,132

¹ BGE and WGL both forecast a minimal amount—less than \$5,000 annually—of associated operations and maintenance expenditures associated with their gas regulator relocation programs that are not included in the costs in Table No. 1.

² Although WGL completed 40 indoor gas regulator relocations in CY2022, its total IRR expenditures was \$0.00 since these relocations were included in STRIDE program costs.

Table No. 2 – Inside Gas Regulator Relocation (IRR) County/City Overview

County/ City	BGE IRRs Cumulative Completed	WGL IRRs Cumulative Completed	Total IRRs Cumulative
Anne Arundel	356	N/A	356
Baltimore City	301	N/A	301
Baltimore County	1745	N/A	1745
Calvert	N/A	0	0
Carroll	28	N/A	28
Cecil	0	N/A	0
Charles	N/A	0	0
Frederick	0	0	0
Harford	125	N/A	125
Howard	385	N/A	385
Montgomery	0	172	172
Prince George's	62	383	445
St. Mary's	N/A	0	0
Total	3002	555	3557

Appendix

BGE Gas Regulator Relocation Information Handout Card

Front



Gas Service Regulator Relocation Program

BGE is committed to providing safe and reliable natural gas service to our customers. In compliance with the recently enacted Public Utilities Article § 7-313 of the Maryland Code, BGE is relocating gas service regulators that are currently located inside multi-family residential structures that contain six or more dwelling units to outside of the structures.



Back

Scan the QR Code to learn more



Or visit us **online** at:
www.bge.com/GSRR



If you have any additional questions about the regulator relocation program, please contact BGE at GSRR@exeloncorp.com