



Field Reference

Cathodic protection · install stages · clearances · other-company tanks

Cathodic protection — buried tanks

Passing reading	−0.85 V DC or more negative , against a copper/copper-sulfate half cell. −0.92 passes . −0.78 fails . More negative is better.
Typical range	Readings run about −1.80 to 0.00. Anything between −1.80 and −0.85 is protected.
Test schedule	At installation · again 12–18 months later · then at least every 36 months. Shorter if the AHJ says so.
If it fails	Re-test first — wet the soil, check the half cell, check contact. Then look for a short to other buried metal → replace or add anode as practical → retest and restart the schedule.
Records	Keep at least the last two inspections on file. Log every reading in the Cathodic Tracker the same day.

How to take it: half cell in damp soil near the tank, negative lead to the half cell, positive lead to the tank or riser. Let the meter settle. Record the number you actually see — not what you expected.

Installation — the 15 stages

1	Estimate
2	Site visit Walk the property. Not the same as a property survey.
3	Property survey Customer supplies the county lot-line document.
4	Formal quote
5	Customer accepts
6	Contract Gate: survey and NOC accounted for before it goes out.
7	Customer signs Offer Peace of Mind here — after signing, not with the contract.
8	NOC Use the building department's form. Owner signs and notarises, not us.
9	Permit coordination
10	Approval
11	Installation scheduled
12	Rough inspection Gate: NOC recorded and posted before the first inspection.
13	Gas fill if needed Only after rough passes. “We can help you coordinate your first fill.”
14	Final inspection
15	Final pass — turn-over Congratulate. Offer Peace of Mind again. First flame, not first fill.

Clearances — above-ground tanks (NFPA 58)

Distances are from the tank to the item, in feet. Confirm against the current adopted edition and anything stricter from the AHJ.

CONTAINER	TO A BUILDING / PROPERTY LINE	BETWEEN CONTAINERS
Up to 125 gal (incl. 120 gal / 420 lb)	5 ft from a building opening; 0 ft to the wall itself if no opening below the relief discharge	None required
126–250 gal	10 ft	None required
251–500 gal	10 ft	3 ft
501–2,000 gal	25 ft	3 ft

ALSO KEEP CLEAR

- **Source of ignition** — 10 ft from the relief valve discharge and the filling connection
- **Air intake** (AC return, dryer vent, window unit) — 10 ft, and never below one
- **Direct-vent appliance intake** — 3 ft
- **Crawl space or below-grade opening** — 10 ft, and never where vapour can settle in
- **Overhead power lines** — do not set a tank under them
- **Driveway or drive path** — protect with bollards where a vehicle can reach it

Buried and underground tanks

Cover	Minimum 6 in of earth over the tank, or 4 in of earth with 4 in of concrete slab where traffic is possible.
Separation	Buried container to a building or property line: 10 ft . To another buried container: 3 ft .
Coating	Factory coating inspected before backfill. Any holiday or scratch repaired and re-tested before it goes in the ground.
Anode	Installed with the tank, connected and readable. Take the first reading at installation.
Backfill	Clean sand or approved material — no rock, no construction debris against the coating.
Dome / riser	Accessible, drains away, lid sits at or just above grade. Never buried under mulch where nobody can find it.
Anchoring	Required where the water table can float the tank. In much of South Florida this means a deadman or strap anchors — assume yes unless proven otherwise.

Another company's tank on the property

The rule, plainly: we do not open, service, move, refill or reconnect a container we do not own without the owning company's written consent. A tank belongs to whoever supplies it — not to the homeowner, even though it sits on their property.

What we can do	Work on the customer's own piping downstream of the tank — lines, appliances, regulators we supply — and inspect and report on what we find.
What we cannot do	Open the service valve, break the seal, disconnect, relocate, refill, or repair the container or its fixed appurtenances.
Customer wants to switch	They contact the current supplier and ask for removal or release. The supplier collects the tank and any remaining fuel, or transfers ownership in writing. We wait for that.
Leased vs owned	Ask for the paperwork before quoting. A leased tank is usually the reason a job stalls. If the customer owns the tank outright, get proof of ownership on file.

Emergency	A leak or unsafe condition — shut it off, get people clear, call the fire department and the supplier. Safety first, paperwork after.
Write it down	Note the tank’s data plate, serial, size and any supplier markings on the site visit form. Photograph the plate.

Pressure at a glance

LP GAS		NATURAL GAS	
Supply	11 in w.c.	Supply	7 in w.c.
Manifold	10 in w.c.	Manifold	3.5 in w.c.

Record the test pressure and how long it held. “Held with no drop” is the only pass. Anything found gets repaired before you leave, or written up as a return visit.

Where it says so — NFPA 58 and NFPA 54

Read this first. Chapter and table numbers move between editions, and Florida amends both codes through the FBC Fuel Gas Code. Use these to find the right part of the book quickly — then confirm the number against the edition your AHJ has adopted before you rely on it in writing or in an argument with an inspector.

NFPA 58 — LIQUEFIED PETROLEUM GAS CODE (THE TANK SIDE)

WHAT YOU ARE LOOKING FOR	WHERE TO LOOK
Container separation distances	Ch. 6, container separation table (6.4.1.1 in recent editions; 6.3.3 in older ones) — the table our clearance figures come from
Container installation, general	Ch. 6 — siting, mounting, protection from vehicles
Underground and mounded containers	Ch. 6, underground section — cover depth, separation, coating, anchoring
Corrosion protection / cathodic	Ch. 6, corrosion protection provisions, read with the manufacturer's instructions
Container appurtenances	Ch. 5 — valves, relief devices, gauges, regulators at the tank
LP-gas piping and hose	Ch. 6 piping provisions — materials, joints, protection, burial
Filling and transfer	Ch. 7 — transfer operations, 80% fill, who may transfer
Vehicle protection / bollards	Ch. 6 — protection from physical damage where vehicles can reach
Ignition sources and air intakes	Ch. 6 — separation from sources of ignition and openings

NFPA 54 — NATIONAL FUEL GAS CODE (THE PIPING AND APPLIANCE SIDE)

WHAT YOU ARE LOOKING FOR	WHERE TO LOOK
General / scope / definitions	Ch. 3-4
Piping design and materials	Ch. 5 — approved materials, CSST, joints, fittings
Pipe sizing	Ch. 6 and the sizing tables in the annexes — longest-length and branch-length methods
Piping installation	Ch. 7 — support, protection, burial, concealed piping, bonding of CSST
Inspection, testing and purging	Ch. 8 — the section behind every pressure test we record
Appliance installation, general	Ch. 9 — clearances, accessibility, combustion air, shutoffs, sediment traps
Specific appliances	Ch. 10 — ranges, water heaters, dryers, decorative appliances, outdoor equipment
Placing in operation	Ch. 11 — the checks before you leave it running
Venting	Ch. 12-13 — vent design and Category I vent sizing

FLORIDA ON TOP OF THE MODEL CODES

FBC Fuel Gas Code	Florida's adopted fuel gas code — adopts and amends NFPA 54/58. When it differs, Florida wins.
Ch. 527 F.S.	Florida LP gas licensing — the statute behind our contractor and master qualifier licences.
FDACS 5J-20 F.A.C.	The department rules for LP gas — equipment, containers, qualifications, inspections.
F.S. 713.13	Notice of Commencement — the form and when it must be recorded and posted.
The AHJ	Any local amendment is stricter, not looser. If the plans reviewer says something different from the book, get it in writing and follow it.

On site, in order: manufacturer's instructions → the adopted Florida code → NFPA 58 / 54 → anything the AHJ adds. When two of them disagree, the stricter one governs.