

EXHIBIT B

Requirements for Construction Commencement

SITE READINESS POLICY

REV. 8.22.25

This list of specifications will assist with the efficient installation of gas and/or electric facilities and ensure compliance with the National Electric Codes & Standards adopted by the State of Indiana Administrative Code, as well as to maintain the Federal and Indiana Minimum Pipeline Safety Regulations.

These specifications apply only to the installation of Gas and/or Electric facilities by NIPSCO on Customer's site. Prior to NIPSCO's installation of gas and/or electric facilities at Customer's location, Customer/Contractor shall complete all the following items:

- (1) Installation of all non-NIPSCO facilities that are to be at a depth greater than 54" below established grade must be complete in those areas along the route where NIPSCO's facilities will be installed. Customer (or designated Contractor) assumes responsibility for moving any non-NIPSCO facilities if the move is necessary for the installation of NIPSCO's facilities.
- (2) All non-NIPSCO facilities that are to be below established grade up to a depth of 54" below grade, with the exception of storm sewers, shall not be installed prior to the installation of NIPSCO's facilities, unless expressly permitted in writing by NIPSCO, which consent shall not be unreasonably withheld. Non-NIPSCO Electric facilities may be installed before gas facilities are installed. In the event non-NIPSCO facilities are installed prior to NIPSCO facilities after receiving written permission from NIPSCO, Customer/Contractor assumes full responsibility for moving any facilities, including any costs incurred by Customer/Contractor, if the move is necessary for the installation of NIPSCO's facilities. In addition, Customer/Contractor is responsible for any additional costs incurred by NIPSCO if storm sewers are installed in a location other than what was shown on the site plans provided to NIPSCO.
- (3) Customer/Contractor shall establish final grade of the utility easement/route within +/- 6" of the grade shown in site plans provided to NIPSCO in the areas where NIPSCO facilities will be installed.
- (4) Customer/Contractor shall ensure that utility easements/routes are sufficiently drained, compacted, not part of detention/retention areas and that the final grade does not exceed 5/1 slope.
- (5) Customer/Contractor shall locate, mark, expose or protect all facilities that are not part of the One Call locate System (811), including Customer owned facilities. This includes all public & private, mechanical or electrical facilities.
- (6) Customer/Contractor shall ensure that the utility easement/route is free of trees, brush, spoils, construction debris, or any other obstruction (including snow) and an eight (8) foot wide clear path is maintained from the easement to the service location.
- (7) Customer/Contractor shall stake the utility easement, lot lines, curbs, and sidewalks at the site, if applicable.
- (8) Customer/Contractor shall provide a plat drawing, if available, showing the location of all existing utilities.
- (9) Unless another suitable location is approved by NIPSCO, Customer/Contractor shall ensure that residential electric and gas meters are located on the same side of the home and preferably within the front 1/3 to aid meter reading, testing and service, and to aid emergency response in the event of a fire or some other hazardous condition. Meters shall not be located on the back of the home.
- (10) If Residential Developers install conduit under road crossings, they shall supply and install all road crossings for electric and gas installation in accordance with the Developer Installed Gas Conduit Requirements and Electric Standard ER 3-200-A. The below illustration shows typical installation.

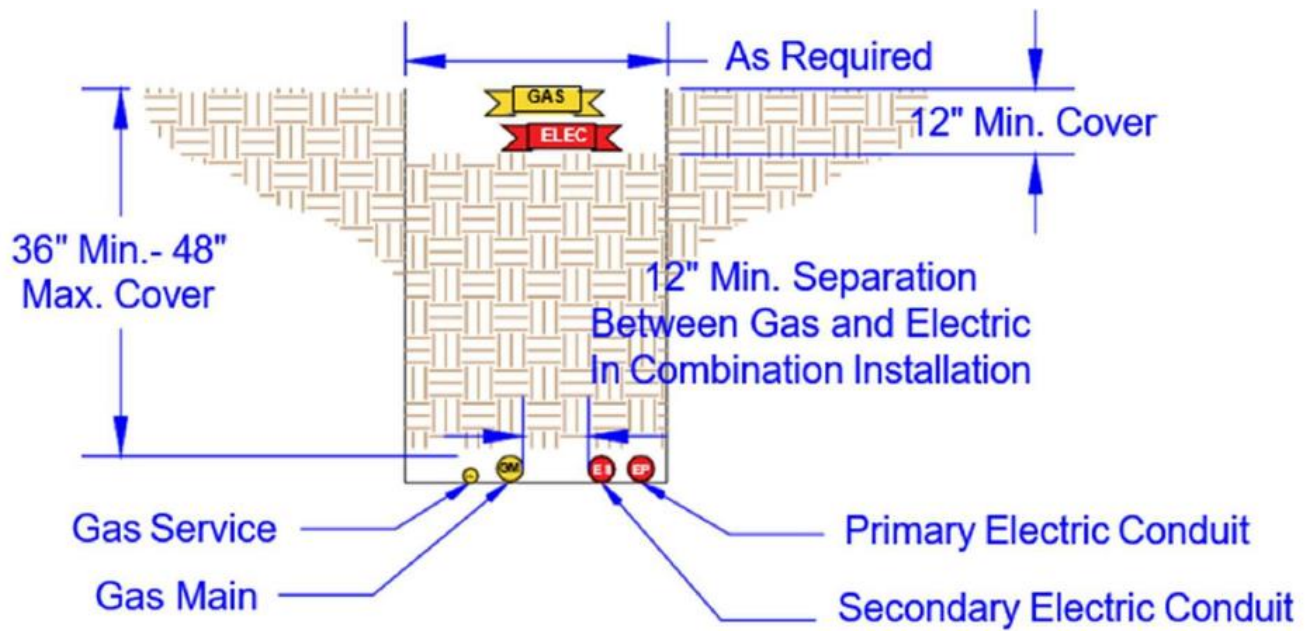


FIGURE 1 – NIPSCO JOINT TRENCH (SIDE-BY-SIDE INSTALLATION)

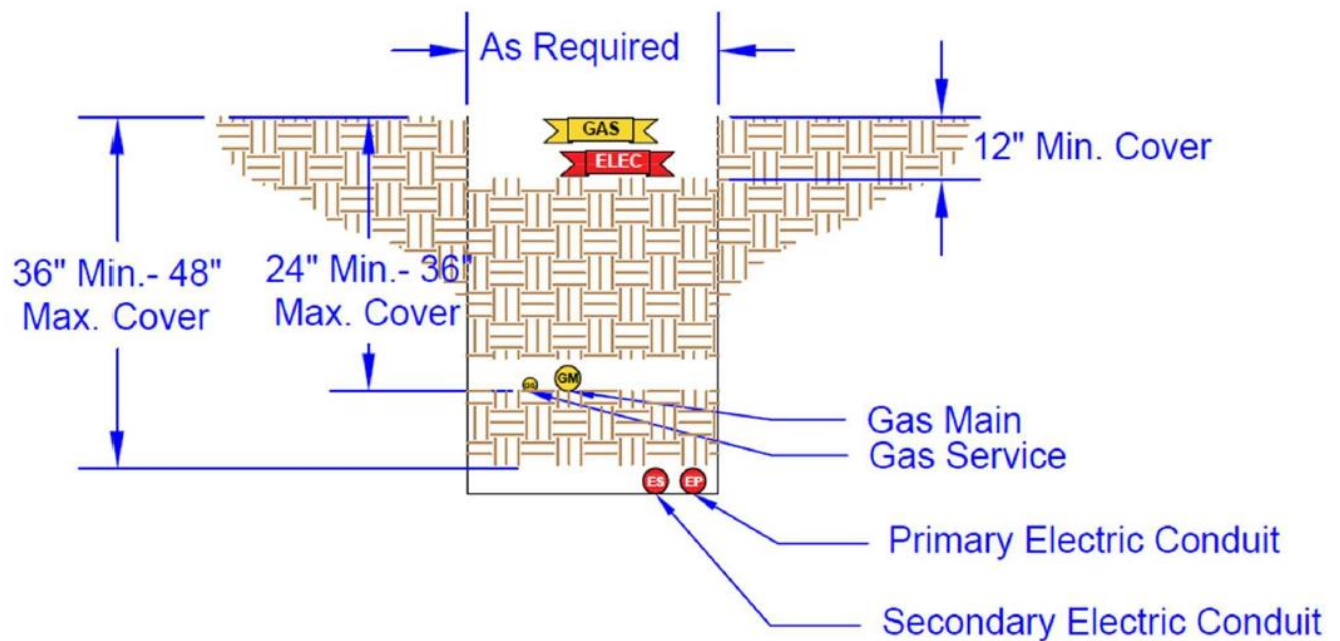
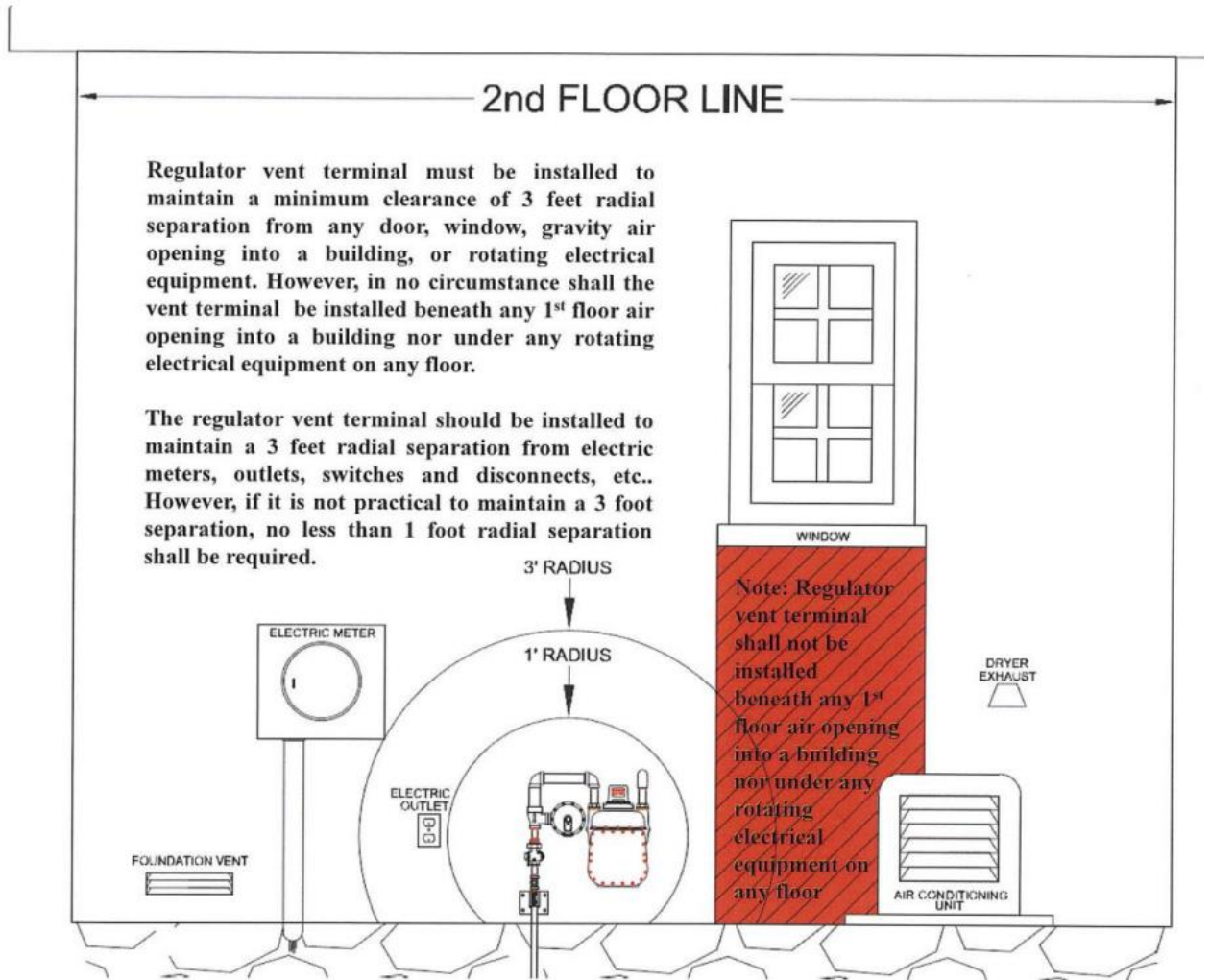
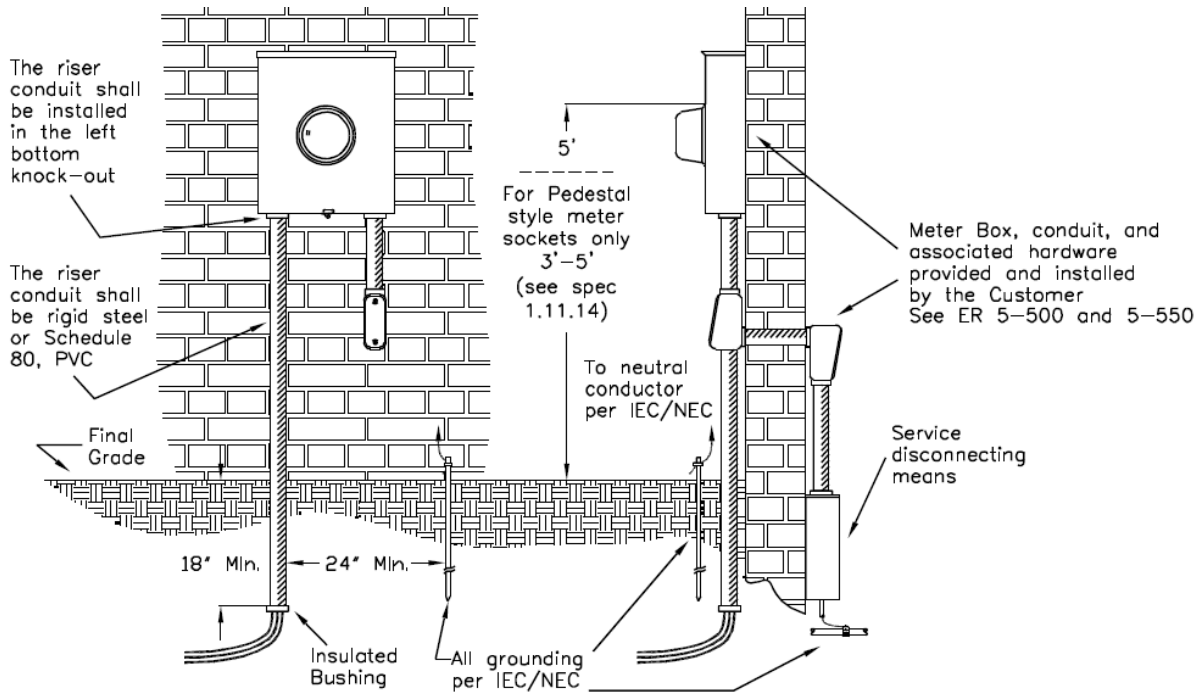


FIGURE 2 – NIPSCO JOINT TRENCH (STACKED INSTALLATION)

- (14) Gas meter locations must comply with all NIPSCO safety requirements. The below drawing illustrates example of compliant gas meter locations:



(15) Electric meter locations must comply with all NIPSCO safety requirements. The below drawing illustrates example of compliant electrical meter locations:



- (16) Customer/Contractor shall backfill with sand and compact on the foundation side where Gas or Electric meters will be located. Customer/ Contractor shall ensure that backfill (sand) will be installed from the drain tile to +/- 6" of final grade and compacted in 10"-12" layers.
- (17) The Customer/Contractor shall be financially responsible for any expenditure incurred by NIPSCO to modify its facilities due to Customer/Contractor's actions.
- (18) All required payments and/or contracts including necessary security deposits for service accounts have been received by NIPSCO.
- (19) All required permits have been obtained from local governing authorities to include but not limited to: Electric, Gas and Environmental.
- (20) All required inspections have been completed successfully and received by NIPSCO.
- (21) All building sites are subject to NIPSCO inspection to ensure compliance with NIPSCO Standards as well as state and local governing authorities.

Once all site readiness tasks have been completed and the customer is ready for service, customer should contact the NIPSCO New Business department at 844-809-8921.

The Customer/Contractor shall comply with the following requirements after completion of installation of NIPSCO facilities:

- (1) The Customer/Contractor shall ensure that final grade is maintained after completion of all construction. The Customer/Contractor shall reimburse NIPSCO for all costs associated with the relocation or redesign of gas and/or electric facilities deemed necessary due to alterations to final grade after NIPSCO's facilities have been installed.
- (2) Customer/Contractor shall be responsible for re-seeding/re-sodding property. To the extent that existing landscaping is in place, the Customer/Contractor has the right to install conduit to avoid disturbing the property. The trench will be backfilled and every effort will be made to leave the premises in a neat and presentable condition.
- (3) Customer/Contractor shall mark the building setback lines to prevent any over digs into the easement or any excavations close enough to cause an easement collapse or settlement. The integrity of the installed utility infrastructure must be protected during the entire construction period.