



Agenda

Sustainability Task Force

A Committee of the Chico City Council

Meeting of Thursday, September 8, 2016 – 5:30 p.m.

Municipal Center - 421 Main Street, Conference Room No. 1 in the Council Chambers

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVE JUNE 9, 2016 MEETING MINUTES**
Draft 06/09/16 minutes attached.
3. **DISCUSSION WITH PG&E REGARDING CHICO ENERGY USE DATA, ENERGY EFFICIENCY PROGRAMS, AND COORDINATION WITH CIVICSPARK PUBLIC OUTREACH EFFORT (PG&E) – A** general discussion with PG&E's Community Energy Manager Armando Navarro regarding Chico's 2015 Energy Summary, the status of PG&E energy efficiency programs (e.g., low income housing retrofit program), and opportunities for coordinating with the City's CivicSpark public outreach effort in the coming year. *Attached are PG&E's Energy Summary for Chico for 2005 to 2015, and the CivicSpark Scope of Work.*
4. **DISCUSSION OF "TIME-OF-SALE" HOUSING INSPECTION PROGRAMS AND A REVIEW OF THE CITY'S RESIDENTIAL ENERGY CONSERVATION ORDINANCE (RECO) PROGRAM (STF Member Donnan/Analyst Jessica Henry) –** The STF has had preliminary discussions regarding other communities' "time-of-sale" housing inspection programs, and requested that the topic be agendized for discussion. *Attached is an article highlighting requirements that certain cities in Southern California have when it comes to buying or selling real estate, as well information regarding the City of Chico's RECO Program.*
5. **REPORTS & COMMUNICATIONS** - These items are provided for the STF's information. Although the STF may discuss the items, no action can be taken at the meeting. Should the STF determine that action is required, an item may be included on a subsequent agenda.
6. **BUSINESS FROM THE FLOOR** - Members of the public may address the STF at this time on any matter not already listed on the agenda, with comments being limited to three minutes. The STF cannot take any action at this meeting on requests made under this section of the agenda.
7. **ADJOURNMENT** - Next meeting scheduled for Thursday, September 8, 2016

ATTACHMENTS: 07/28/16 STF Meeting Minutes (Draft)
PG&E Energy Summary for Chico 2005 to 2015
CivicSpark Scope of Work
Article with examples of city requirements at time of sale for real estate
City of Chico RECO Information

Agenda available from the City's website at www.ci.chico.ca.us under "**Meetings/Agendas**"

Prepared: 07/22/16
Posted: 07/22/16
Prior to: 5:30 pm

Community Development Department
421 Main Street, 2nd Floor, Chico, CA 95928
(530) 879-6800



Please contact the City Clerk at 896-7250 should you require an agenda in an alternative format or if you need to request a disability-related modification or accommodation in order to participate in a meeting. This request should be received at least three working days prior to the meeting in order to accommodate your request.

Sustainability Task Force Members:

Cheri Chastain
Lucas RossMerz

Dave Donnan
Mike Rubio, Vice Chair

William Loker
Mark Stemen, Chair

**CITY OF CHICO SUSTAINABILITY TASK FORCE
MINUTES OF THE MEETING OF
July 28, 2016**

Municipal Center
421 Main Street
Council Chambers, Conference Rm. 1

STF Members Present: Mark Stemen, Chair
 Mike Rubio, Vice Chair
 Cheri Chastain
 Dave Donnan
 Lucas RossMerz

STF Members Absent: William Loker

Staff Members Present: Brendan Vieg, Principal Planner
 Mark Wolfe, Community Development Director
 Leo DePaola, City Building Official
 Chris Constantin, Assistant City Manager

Guests Present:

1. CALL TO ORDER

Chair Stemen called the meeting to order at 5:35 pm. STF members, City staff, and guests were present as noted.

Principal Planner Vieg shared with the STF that the City received a letter of resignation from STF member Johnson.

2. APPROVE JUNE 9, 2016 MEETING MINUTES

The 06/09/16 minutes were approved 4-0-1-1; Loker absent; RossMerz abstained.

3. REPORTS AND COMMUNICATIONS

CDD Wolfe shared his concern with the STF that its most recent direction to forward a memo from the STF to Butte County requesting initiation of a motor vehicle fuel tax to mitigate the environmental effects of transportation was inconsistent with City of Chico AP&P 10-1, which highlights that the role of the City's advisory committees is to provide advice, and the role of the City Council is to make policy. CDD Wolfe stated that if the STF wished to continue to pursue a

recommendation for the County to consider a gas tax, that he believes the item should first be forwarded to the Planning Commission and then to Council for its consideration.

STF members expressed their intent to work within the framework of the City's policies.

The STF directed staff to re-agendize the "gas tax" item for a future meeting in order to make a recommendation, and to forward the item to the Planning Commission and ultimately the City Council.

STF Member Chastain provided an update to STF on the Sustainable Business Expo/Happy Hour scheduled for August 11, 2016, and requested that STF members promote the event to local businesses.

Principal Planner Vieg provided an update to the STF on the CivicSpark program, including completion of the Agreement with the Local Government Commission, and the upcoming schedule for the CivicSpark Member coming to Chico.

4. PROPOSED RESIDENTIAL REMODEL RETROFIT LANGUAGE FOR INCLUSION IN THE COMPREHENSIVE 2016 BUILDING CODE UPDATE

Building Official DePaola shared draft language for a Residential Remodel Retrofit program with the STF, and shared that he plans to bring a much larger Building Code Update item to Council in September.

Principal Planner Vieg shared that the agenda item was provided to the Chamber, Builder/Developer Group, and the Valley Contractors' Exchange. He stated that he would also reach out to the North Valley Property Owners group as the item moves to Council.

STF Member Donnan shared his desire to pursue a Time of Sale Program.

The STF and staff discussed nuances of the proposed remodel retrofit language and estimated costs associated with the requirements of the draft ordinance.

The STF highlighted the following reasons for supporting a residential remodel retrofit program:

- Residential energy has continued to rise during the period from 2005-2016
- California Building Code requirements for new construction are the most stringent in the United States, and are updated regularly
- Chico has a large supply of older housing stock (~62% of housing stock built prior to 1990)

The STF voted to support inclusion of the proposed Residential Remodel Retrofit program in the comprehensive 2016 Building Code update to be considered by the City Council later this year (Motion made by STF member Chastain, and seconded by STF member RossMerz. Motion passed 5-0-1; Loker absent).

STF requested that staff notify them prior to Council's consideration of this issue.

5. **DISCUSSION REGARDING THE CITY'S SUSTAINABILITY WEBSITE AND CONSIDERATION OF FACEBOOK PRESENCE**

STF member RossMerz and Webmaster Lundgren provided an overview of the City's Sustainability website and the benefits of a Facebook presence consistent with the attached presentation outline.

The STF and staff discussed the need for and feasibility of creating a social media presence, specifically the benefits of a Facebook page generating activity and interest in the City's Sustainability website.

The STF and staff also discussed the importance of making the Sustainability website "mobile friendly."

Principal Planner Vieg committed to work to get Webmaster Chuck Lundgren under contract to maintain and update the City's Sustainability website, and to investigate making the website mobile friendly and launching a Facebook presence.

6. **GHG EMISSIONS TRACKING DATA (2005-2015): FUEL SALES, ELECTRICITY USE, NATURAL GAS CONSUMPTION, AND TONNAGE OF WASTE TO LANDFILL**

Principal Planner Vieg shared figures with the STF showing trends in the areas of fuels sales, electricity use, natural gas consumption, and tonnage of waste to the landfill for the years 2005 through 2015. This data will be utilized in the City's 2016 Sustainability Indicators Report.

7. **BUSINESS FROM THE FLOOR**

An announcement was made that Angela Casler had invited members of the Sustainability Task Force to come to Crush after the meeting to socialize and talk about sustainability.

8. **ADJOURNMENT**

There being no further business from the STF, the meeting adjourned at 6:45pm to the meeting of **Thursday, September 8, 2016.**

Date Approved

Brendan Vieg, Principal Planner

STF Website Update

**July 28, 2016 STF Meeting
Chico City Council Chambers**

Presenters:

Chuck Lundgren, Webmaster

Lucas RossMerz, STF Commissioner

Update for STF Commissioners

1. Website Available on Screen
 - a. Chuck will be in at 4:30 PM to set this up
2. Site Traffic
 - a. Google Analytics
 - b. 20-30 Visitors/day
 - c. Chuck will have analytics open during presentation
 - d. No Facebook, Twitter, Social media forwarding
3. Chuck's Contract
 - a. Chuck invoiced for 2013
 - b. Has been out of contract for two and a half years
 - c. Chuck hosts the website (Free)
 - d. Chuck pays the domain name (Free)
4. Regular Updates
 - a. Calendar
 - b. Homepage Featured Events
 - c. News/Updates
 - d. Meeting Agenda & Minutes
5. How we can help Chuck & Website activity
 - a. Content Emails
 - i. Quality JPG
 - ii. Short Description
 - iii. Working Links
 - iv. Timeline for implementation
6. Ideas for future work & funding
 - a. Mobile Friendly / responsive update (example: www.KeepChicoClean.org)
 - b. New Facebook Page
 - i. Chico Sustainability
 - ii. Chuck is admin, Lucas has been added
 - iii. Currently Private
 - iv. "This page is an official page for the Sustainability Task Force of the City of Chico. The purpose of this page is to encourage local residents and

ATTACHMENT _____

businesses to take advantage of local resources and events to help achieve the goals included in the City's Climate Action Plan."

- c. Do we want TWITTER, INSTAGRAM, Etc?
- d. Funding
 - i. Contact Linda Herman and direct staff to look into this.
- e. Site Needs:
 - i. Water Issues and Sustainabilit
 - 1. Where does your water come from link.
 - 2. <http://www.watereducation.org/where-does-my-water-come>
 - 3. <http://www.watereducation.org/community/chico>
 - 4. COST / GALLON = CO2 Emmisions (email sent out ealrier)
 - a. "I redid the calculation and the original number stands. Following is overkill butThe formula is: KWH per 1000 gals of Cold Water Pumped = Lift(in feet) X 0.00315 / Pump Eff. X Motor Eff. Or KWH per 1000 gals of Cold Water Pumped = Lift(in feet) X 0.00315 / Overall Plant Eff. So for 15 feet additional lift at an OPE of 65% KWH/1000 gals. = 15 X 0.00315 / 0.65 = 0.072692 For each million gallons = 72.692 KWH At \$0.20 per KWH the cost is \$14.5/MG. If they want to work in AF: 0.072692 X 325.851 gals per AF = 23.69 KWH & @ \$0.20/KWH = \$4.74/AF" Jim, Cal water
 - b. Get the climate impact of saving 1 gallon?
 - ii. Bike Map included
 - 1. <http://www.blinetransit.com/Resources/Bike-Maps/>
 - 2. .KML Google Map interactive (GOAL?)
 - 3. Currently all in PDF
 - iii. B-Line Tracker Application to Download
 - 1. <http://www.blinetransit.com/Rider-Tools/B-Line-Tracker/index.html>
 - iv. Other Ideas or topics covered
 - 1.
 - 2.
 - 3.
 - 4.

This document will help you understand drivers of Chico's energy usage and the ways the community and PG&E are partnering to decrease energy consumption

Overall energy usage

This is the breakdown between **Non-Residential** and **Residential** energy usage in 2015 for Chico.

3,694,971

million British thermal units in 2015*

Energy usage has changed by **0.3%** since 2005

This is the Year over Year change in overall energy usage from the prior year

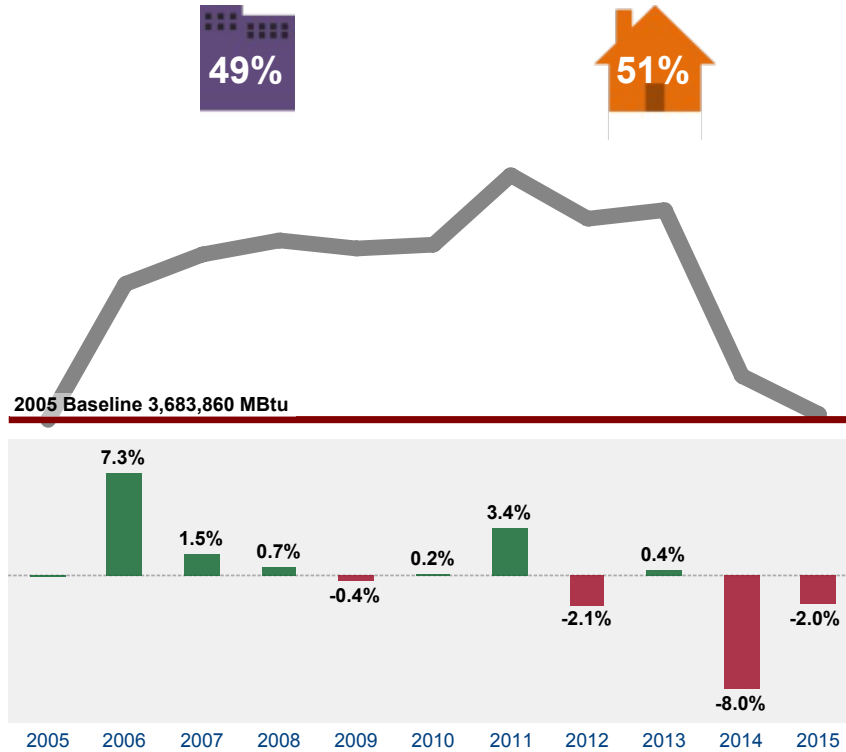
*Consumption has been converted to British thermal units (Btu) to compare electricity and natural gas usage

Non-Residential

49%

Residential

51%



18,735,864

Therms in 2015

51%

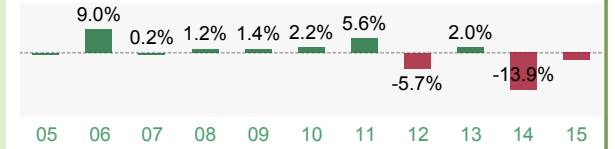
of energy usage*

41%

59%

Natural Gas Usage has changed by **-2.1%** since 2005

2005 Baseline 19,140,971 Therms



533,817,416

kWh in 2015

49%

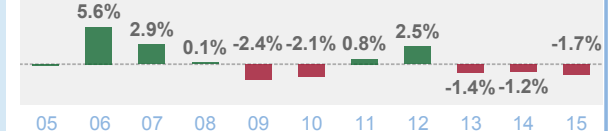
of energy usage*

57%

43%

Electricity usage has changed by **2.9%** since 2005

2005 Baseline 518,687,965 kWh



CO2

CO2 Emissions from energy usage changed by **-6.4%** since 2005

202,826 MTCO2

GHG emissions from energy usage in Chico 2015

49%

51%

33,228 MTCO2 Avoided since 2006 through PG&E programs

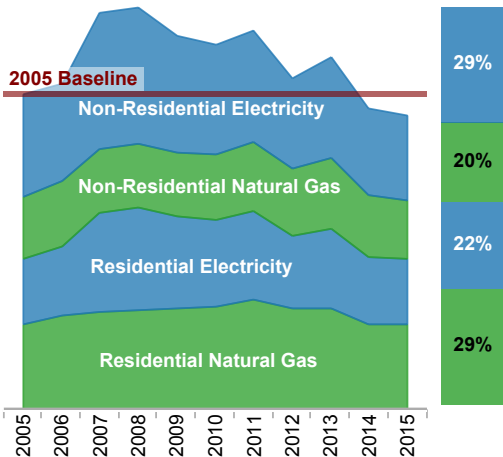
equivalent to **5,547 cars off the road for one year**

Non-Residential Programs **2,079** 12,454 MTCO2

Residential Programs **264** 1,581 MTCO2

Through Manufacturers and Distributors **3,204** 19,192 MTCO2

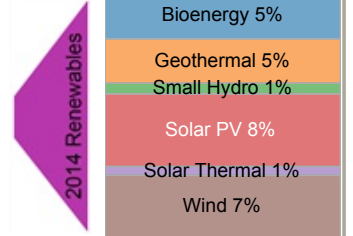
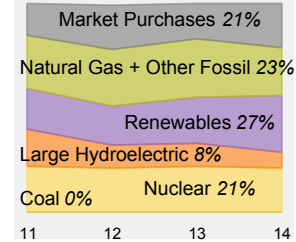
Energy Related Emissions



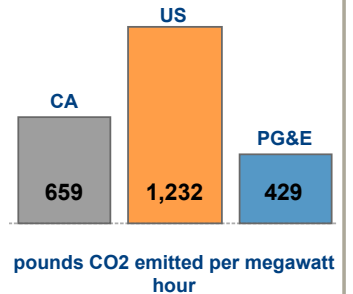
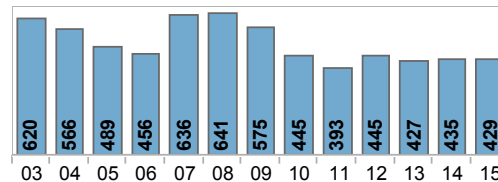
Pacific Gas and Electric

Where Electricity Comes From

PG&E's delivers some of the cleanest electric power in the nation. Here's how we did it in 2014.



PG&E's 2015 average emissions from delivered electricity were nearly **1/3 the U.S. Average** (right) (shown in lbs CO2 per MWh, 2015 estimated)



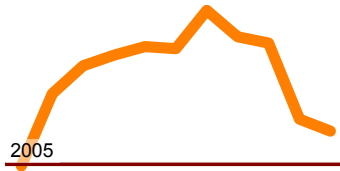


Residential Energy

Usage

51%

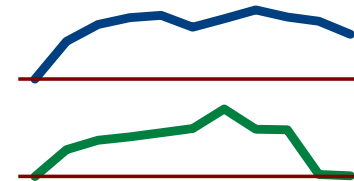
of community energy usage (Btu) is from residential customers



42%



58%



Averages

Averages

Monthly Household Averages in 2015



Multi Family	478 kWh per month	4.5% since 2005
Single Family	503 kWh per month	-8.8% since 2005

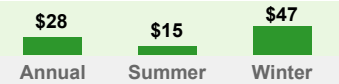
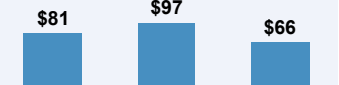


Multi Family		
Single Family	26 therms per month	-17.1% since 2005

Climate Zone Average: 571 kWh

Climate Zone Average: 36 therms

By Season



Renewables

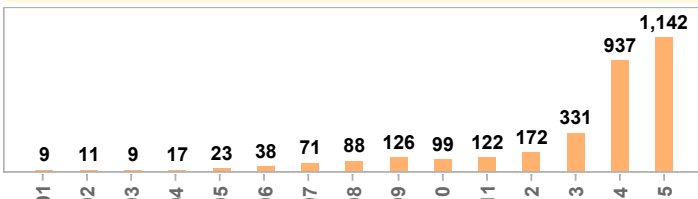
Photovoltaics

3,123 Sites

18,245 kW

CEC AC Capacity

Residential sites interconnected to the PG&E grid 01 to 15



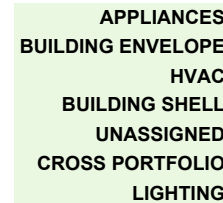
Energy Efficiency

1,581 MTCO2

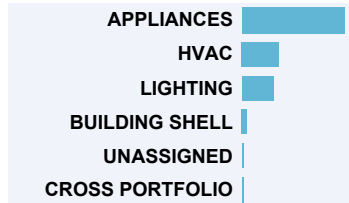
Annual avoided emissions since 2006 through PG&E programs



144,000 Therms Saved



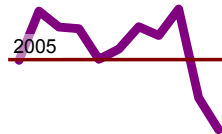
3,692,000 kWh Saved



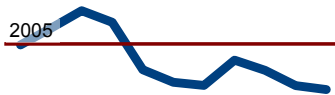
Non-Residential Energy Usage

49%

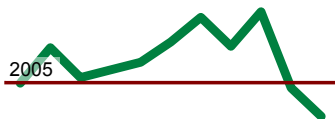
of Chico energy usage (Btu) is from non-residential customers



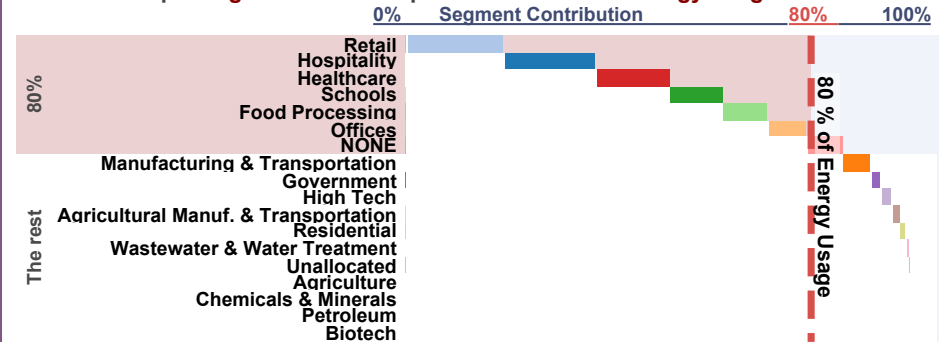
57%



43%



The top 7 Segments were responsible for 80% of energy usage in 2015



Renewables

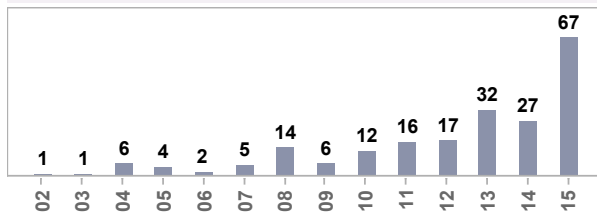
Photovoltaics

207 Sites

15,126 kW

CEC AC Capacity

Sites Interconnected to the PG&E grid 02 to 15



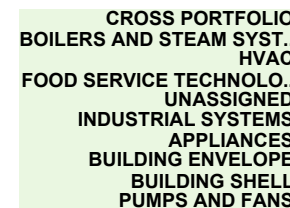
Energy Efficiency

12,454 MTCO2

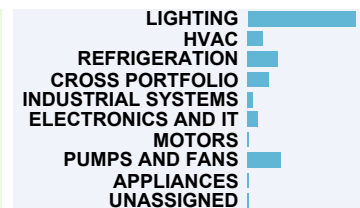
Annual avoided emissions since 2006 through PG&E programs



257,000 Therms Saved



48,952,000 kWh Saved



CivicSpark Scope of Work

There are a number of Actions in Chico's General Plan and Climate Action Plan (CAP) that call for public engagement/education, as well as a community challenge. The Actions are focused on a variety of sustainability fronts (all of which will help the City achieve its GHG emission reduction goal), including reduced energy use, alternative transportation options, and reduced water consumption. The City works closely with a variety of organizations to promote sustainability, including PG&E, Cal-Water, BCAG, Chico Sustainability Task Force, Sierra Nevada Brewing Company, CSU, Chico, local TV stations, etc.). The CivicSpark Member, in concert with community partners, will develop a comprehensive community "challenge" program that integrates the similarly-themed CAP and General Plan Actions. The outreach program will inform and inspire the Chico community about the need to reduce GHG emissions and foster a sense of involvement in and ownership of climate action. The desired outcome is a robust and memorable community challenge that fosters a positive and healthy change in peoples' behavior. Deliverables will be established through development of the community engagement program, but will likely include:

- Program branding;
- Identification and coordination of community partners;
- Assessment of existing opportunities, rebates, programs, etc.;
- Development of a unique message, or "challenge", delivered through a number of media formats; and
- Enhancements to City's Sustainability Website.



City Requirements for Buying or Selling Real Estate in southern California



Many cities have special requirements when it comes to buying or selling real estate. These items can range from a simple form to fill out, to a full housing inspection by the city, depending on which city, and the city's current ordinances.

This can be confusing, and so Talbrook II Escrow Corp. has compiled a list containing each city requirement in this regard, for some of the most common cities in southern California.

We will continue to update this list, however due to the nature of change and city governance, we can not be held liable for any type of loss or any information which may be incorrect, although we do our best to verify the integrity of our information.

You may [download our list](#) in PDF format, or scroll down to view the City Requirements for Buying or Selling Real Estate in southern California.

Every city has in place their own policies and requirements for the sale or transfer of real estate. We have provided this document for your reference, in the event that you conduct a real estate sale or transfer transaction in the following cities:

»» **City of Laguna Beach**

A Real Property Report Form is required to be submitted to the Business Planning & Zoning Dept. Each Report is to be obtained and submitted in person only, by the seller. Form fee is \$350.

Laguna Beach City Hall • 505 Forest Avenue • Laguna Beach, CA • 92651 • (949) 497-3311

»» **City of Newport Beach**

THE LATEST NEWS

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A Residential Building Inspection is required via a city code inspector. For more information, contact Jana Egan (949) 644-3216 or Susan McCourt (949) 644-3289. Seller's side is responsible to order, Buyer may waive actual inspection but fees must still be paid.

- Single Family Residence \$ 150
- Duplex \$180

City of Newport Beach • 3300 Newport Blvd. • Newport Beach, CA • 92663

»» City of Burbank

A Retrofit Requirement ordinance requires that all properties resold in Burbank meet specific plumbing requirements for toilets, urinals, shower heads, and kitchen and bathroom faucet aerators as a condition of escrow. Compliance is the responsibility of the seller/transferor and is a condition of escrow.

Burbank Department of Water & Power: (818) 238-3700

Direct Link: <http://www.burbankwaterandpower.com/download/Retrofit-upon-Resale-Certificate-of-Compliance-July-2010.pdf>

City of Burbank • 164 W. Magnolia Blvd. • Burbank, CA 91502-1720 • Burbank Water & Power

»» City of Carson

A Residential Property Report (\$150 Residential / \$100 Condo) is required to be submitted to the Building & Safety Division. The seller or seller's agent is highly encouraged to be present at the time of inspection. A business license may also be required for a realtor doing business within the city limits.

- Division of Building & Safety (310) 952-1766
- Revenue Division (Business License) (310) 952-1748

Direct Links:

Information:

http://ci.carson.ca.us/content/department/dev_service/res_property_report_ord.asp

Application:

http://ci.carson.ca.us/content/files/pdfs/planning/RPR_App_without_plan.pdf

Business License:

http://ci.carson.ca.us/content/department/admin_service/buslicense.asp

City of Carson • 701 E. Carson St. • Carson, CA 90745 • Division of Building and Safety: (310) 952-1766

»» City of Compton

A Presale Inspection Form (\$60 per unit) is required to be obtained from, and submitted to the Building & Safety Department. To schedule an inspection, please call during the business hours of Monday to Thursday, 7am to 6pm.

The seller or seller's agent is required to be present at the time of inspection.

Building & Safety Department: (310) 605-5509

Direct Link: <http://www.comptoncity.org/index.php/Building-and-Safety-Department/inspections-services.htm>

City of Compton • 205 S. Willowbrook Avenue • Compton, CA 90220 • Building and Safety Department: (310) 605-5509



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brook-escrow-has-100-po...



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- Latest News
- Southern California News

NAVIGATION

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 - Brea
 - Fountain Valley
 - Upland
- Locations

»» **City of Huntington Park**

A Presale Inspection Form (\$165) is required to be submitted to the Building & Safety Division. The seller or seller's agent is required to be present at the time of inspection.

Building & Safety Division bgrimm@huntingtonpark.org

Direct Link:

[http://www.huntingtonpark.org/documents/Community%20Development/Building%](http://www.huntingtonpark.org/documents/Community%20Development/Building%20Division/Presale%20Inspection%20Form.pdf)

City of Huntington Park • 6550 Miles Avenue • Huntington Park, CA 90255 •
Building and Safety: (323) 584-6271

»» **City of La Puente**

A No Ordinances or Requirements.

Direct Link: <http://www.lapuente.org/>

City of La Puente • 15900 E. Mean Street • La Puente, CA 91744 • (626) 855-1500

»» **City of Long Beach**

A Parking Impacted Areas form and inspection is required to be submitted to the City Building Inspector.

Peter M. Ronca, peter.ronca@longbeach.gov Principal Building Inspector • Department of Community Development

Direct Link:

http://www.longbeach.gov/cd/neighborhood_services/garage_inspection_program

City of Long Beach • 444 West Ocean Blvd., Suite 1700 • Long Beach, CA 90802 • City Building Inspector (562) 570-6515

»» **City of Los Angeles**

Separate documents are required for real estate transactions with in the City of Los Angeles. They are the Department of Water & Power Certificate of Compliance - Municipal Water Conservation Ordinance, and the Application for Report of Residential Property Records and Pending Special Assessment Liens.

1. Los Angeles DWP CERTIFICATE OF COMPLIANCE - Municipal Water Conservation Ordinance

Direct Link: [https://www.ladwp.com/cs/idcplg?](https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=OPLADWP007053&RevisionSelectionMethod=L)

[IdcService=GET_FILE&dDocName=OPLADWP007053&RevisionSelectionMethod=L;](https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=OPLADWP007053&RevisionSelectionMethod=L)

Ordinance: [https://www.ladwp.com/cs/idcplg?](https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=AD17DWPWEB9173002744&RevisionSelectionMethod=L)

[IdcService=GET_FILE&dDocName=AD17DWPWEB9173002744&RevisionSelectionM](https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=AD17DWPWEB9173002744&RevisionSelectionMethod=L)

LADWP • P O BOX 515406 • LOS ANGELES CA • 90051-6706 • (888)284-6130

2. APPLICATION FOR REPORT OF RESIDENTIAL PROPERTY RECORDS AND PENDING SPECIAL ASSESSMENT LIENS (aka Form 9)

Direct Link:

http://ladbs.org/LADBSWeb/LADBS_Forms/DataAndRecords/9aform_Autores.pdf

LADBS • 201 N. Figueroa St., 4th Floor • Los Angeles, CA • 90012 • (213) 482-6777

»» **City of Lynwood**

A Presale Real Property Report (\$204) is required to be completed by the Seller or Seller's Agent. A business license may also be required for a realtor doing business within the city limits (see pdf). For more information, please contact the Development Services Department, Building and Safety Division.

Maria Sifuentes, msifuentes@lynwood.ca.us · Building and Safety Division

Direct Link: <http://www.lynwood.ca.us/city-departments/development-services>

See: Attached PDFs (4)

City of Lynwood · 11330 Bullis Road · Lynwood, CA 90262-3693 · City Building & Safety (310) 603-0220 ext. 246

»» City of Maywood

A Presale Inspection Report Application (\$110) is required to be picked up in person. A business license may also be required for a realtor doing business within the city limits (\$50).

City Building Inspector · (323) 562-5724

Direct Link:

http://www.longbeach.gov/cd/neighborhood_services/garage_inspection_program

City of Maywood · 4319 E. Slauson Avenue · Maywood, CA 90270 · City Building Inspector (323) 562-5724

»» City of South Gate

All homes for sale in the City of South Gate are inspected for code violations, which must be corrected prior to sale, or revealed to a prospective buyer who must agree to correct them. For additional information, contact:

Building & Safety · (323) 563-9583

Direct Link:

<http://www.sogate.org/index.cfm/fuseaction/DetailGroup/navid/10/cid/1/>

Pre-Sale:

<http://www.sogate.org/download/index.cfm/fuseaction/download/cid/893/>

Ordinance No. 2003:

<http://www.sogate.org/download/index.cfm/fuseaction/download/cid/894/>

City of Maywood · 8650 California Avenue · South Gate, CA 90280 · Building & Safety (323) 563-9583

This entry was posted on April 8, 2011, 5:48 pm and is filed under [Southern California News](#). You can follow any responses to this entry through [RSS 2.0](#). You can [leave a response](#), or [trackback](#) from your own site.

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FAQ – CITY OF CHICO RESIDENTIAL ENERGY CONSERVATION ORDINANCE (RECO) RETROFIT PROGRAM, JANUARY 2015

Where do I start?

- If the residential property is in City of Chico limits and was constructed pursuant to a building permit issued prior to July 1, 1991, check to see if there is a current retrofit compliance certificate for the property – certificates are valid for 10 years.
- Certificate list and other retrofit program information can be found on the City's website - www.ci.chico.ca.us, [Building Division page](#), right-hand side.

What is the overall process to comply?

- Schedule an inspection by a City Certified Energy Conservation Inspector, list available on website.
- The inspector will determine what measures are out of compliance, then the seller will complete the required measures in priority order, have the inspector certify compliance, and an inspection form will be forwarded to the City Building Division for issuing a compliance certificate.

How does the cost limitation work?

- Minimum R-30 ceiling insulation must be installed regardless of cost.
- If the cost of required insulation was under \$800 - then you need to complete required additional energy conservation measures in priority order until you reach a total of \$800 spent.
- If the cost of required insulation was \$800 or more - then you are done.
- Cost limitation is per single family residence, including condominiums.
- For multi-family with two or more units, the cost limitation above is \$560/unit.

Do I get credit for the money I recently spent installing R-30 ceiling insulation and additional energy conservation measures?

- Yes, if the required insulation and additional measures have been installed within 42 months (3 ½ years) preceding the sale/transfer. A receipt or invoice is required.

Are there other energy conservation measures that count towards this program?

- Yes, but first minimum R-30 ceiling insulation must be installed.
- Credit for other energy conservation measures installed within 10 years preceding the sale/transfer may be granted by the Building Official. Examples include replacing single with dual-paned windows, HVAC, tankless water heaters, and solar panels. A City of Chico Building permit must have been obtained, finalized, and verified to receive credit for any other measures.

What if the buyer instead of the seller is going to have the retrofit work done?

- Complete a Retrofit Transfer of Responsibility Agreement, form available on website.

What are common exemptions from program?

- Factory-built housing, mobile homes, manufactured housing.
- Sale/transfer by court order - probate court, administration of a trust, foreclosure, bankruptcy.
- Transfers – result of default, to co-owner, to spouse or relative, between spouses in divorce.
- Short sale.

Where can I find additional information or get assistance?

- City's website - www.ci.chico.ca.us, [Building Division page](#).
- Current RECO program administrator, Jessica Henry, jessica.henry@chicoca.gov, 530-879-6820.
- Building Division, 530-879-6700, 411 Main Street, City Hall, 2nd floor, closed 12:00-1:00 pm.

CITY OF CHICO ENERGY CONSERVATION RETROFIT REQUIREMENTS

Chico Municipal Code Chapter 16.60

In 1991 and then amended in 2010, the City of Chico enacted a Residential Energy Conservation Ordinance (RECO) requiring property owners to provide certain energy and water conservation measures upon the resale of residential properties. The intent is to lessen the impacts of rising energy and water costs on renters and homeowners. The specifics of the ordinance can be found in Chapter 16.60 of the Chico Municipal Code (CMC).

The CMC indicates that every home, condominium, or apartment building built prior to July 1991 must have the following energy/water efficiency measures, listed in order of priority, before being sold or transferred:

1. All accessible attic space with 30" or greater headroom must be insulated to a minimum thermal resistance rating of R-30.
2. All major cracks, joints, and other openings in building exteriors must be caulked, weather stripped, or otherwise sealed to limit air infiltration.
3. All sink and lavatory faucets must be fitted with low-flow faucets with a maximum flow rate of 2.75 gallons per minute or an aerator.
4. All shower fixtures must be fitted with in-line shower restrictors or low flow shower heads which a maximum water flow rate of 3-gallons per minute, except where:
 - a. The shower head has an existing flow rate of less than three gallons per minute as a result of reduced water pressure;
 - b. The shower head and shower arm are of a ball joint type which is connected within a wall.
5. Unless determined unfeasible, all toilets must be low-flow toilets rated at 1.6 gallons per flush or less.
6. Thermostats must be programmable, where feasible.
7. All exposed cold water lines connected to and within five-feet of existing water heaters, and all hot water lines from water heaters in unconditioned spaces are to be insulated at a minimum thermal resistance rating of R-3.
8. All domestic water heaters must be fitted with external insulation blankets with a minimum rating of R-6, except where:
 - a. The interior thermal resistance rating of the water heater is at least R-12; or
 - b. It is impractical to wrap the water heater with an external blanket.
 - c. The manufacturer's instructions for the water heater preclude the water heater from being fitted with an external blanket.
9. All ducts in accessible areas shall be visually inspected to determine if they are intact and functioning properly.

EXEMPTIONS:

1. The sale, exchange, or transfer of residential housing constructed pursuant to a building permit issued on or after July 1, 1991;
2. Any residential building for which there is certified proof of compliance within 10 years from the sale/transfer;
3. Factory-built housing, manufactured or mobile homes;
4. Sales or transfers pursuant to a court order, such as:
 - a. Transfers ordered by a probate court or in the course of administration of a trust or conservatorship;
 - b. Judicial foreclosures or other transfers by a trustee in bankruptcy;
5. Transfers as a result of default to bank;
6. Transfers from one co-owner to one or more co-owners;
7. Transfers to a spouse or certain relatives;
8. Transfers between spouses as a result of divorce;
9. Short sales, defined as sales in which the purchase price paid by the buyer of the property is less than the amount of the debt secured by the property.

COST LIMITATIONS:

Because the cost savings can be immediate, it is advantageous for property owners to comply with the requirements now even if they do not intend to sell their property in the near future. Most of the work can be conducted by the homeowner at their leisure.

The CMC does limit the maximum amount you may have to spend on some measures to comply with the ordinance.

1. Minimum R-30 ceiling insulation must be installed regardless of cost.
2. If the cost of required insulation is under \$800, additional measures are required until \$800 is reached.
3. If the cost of required insulation is \$800 or more, then no additional measures are required.
4. For multi-family residences with two or more units, the cost limitation above is \$560 per unit.

Property owners may receive credit toward the maximum expenditure for measures installed within 42 months prior to the sale. The Building Official may grant credit for other conservation measures not listed above that were installed within 10 years prior to the sale.

HOW TO COMPLY:

1. **Check To See if an Inspection is Required.**

If the residential dwelling being sold or transferred was constructed pursuant to a building permit issued prior to July 1, 1991 and has **not** received a RECO energy conservation inspection within the last 10 years, it must be inspected again. To find out if your property previously received a RECO compliance certificate, check the City of Chico's website, www.ci.chico.ca.us, [Building Division Home Page](#).

2. **Schedule an Inspection.**

If a compliance certificate is not on file and an inspection is required, the property owner has to obtain a RECO inspection from a City Certified Energy Conservation Inspector.

A current list of City Certified Energy Conservation Inspectors is posted on the City of Chico's website, www.ci.chico.ca.us, [Building Division Home Page](#).

A RECO inspection can be combined with a regular private home inspection if already being conducted at the request of the buyer or seller. The RECO part of the inspection must be completed by a City Certified Energy Conservation Inspector.

The fees for private inspections are not set by the City.

3. **Complete the Work Needed for Compliance and Submit the Inspection Form to the City.**

- a. If additional measures are needed, owners may choose to perform the work themselves and greatly reduce the costs of compliance, or they may hire someone to perform the work.
- b. If the property is not in compliance, the seller may transfer the responsibility to the buyer if mutually agreed by both parties. A city-approved form must be signed by the buyer, and submitted to the Building Division. Buyers will have 180 days to complete the RECO measures after sale/transfer.

Once the work is completed, or if no additional work is required, the inspector must certify compliance by completing and signing a City-supplied conservation inspection form. The signed inspection form must be submitted to:

City of Chico, Building Division
PO Box 3420
Chico, CA 95927
411 Main Street, 2nd floor
Fax: 530-895-4726

CERTIFICATE OF COMPLIANCE:

After receiving an inspection form, the City Building Official will review the form and determine whether the property is in compliance with RECO. Once approved, a Certificate of Compliance will be issued to the property owner or the owner's representative. The City will keep the certificate on file for 10 years.

VIOLATIONS:

A violation of the RECO provisions in CMC Chapter 16.60 is an infraction and may be punishable by a fine.

ADMINISTRATIVE REVIEW/APPEAL:

Any owner, transferee, or occupant, aggrieved by a determination made or action taken by the Building Official pursuant to CMC Chapter 16.60 may apply for an administrative review of such determination or action by the Community Development Department Director. Applications for administrative review shall be made in writing and submitted to the Director within 15 days from the determination or action.

Owners, transferees or occupants may also appeal the decision made by the Director to the Chico City Council as provided by CMC 16.60.

ADDITIONAL RESOURCES:

Free showerheads and aerators, rebates, and other helpful information can be found at:

[California Water Service Company](#), (530) 893-6300

[Pacific Gas & Electric](#), 1-800-743-5000

[Valley Contractors Exchange](#), (530) 343-1981

QUESTIONS?

For further information regarding the RECO requirements, please check the City's website, www.ci.chico.ca.us, [Building Division Home Page](#).

The Building Division can also be reached at (530) 879-6700, and is located on the 2nd floor, Chico Municipal Center, 411 Main Street, Chico.

ENERGY/WATER CONSERVATION INSPECTION FORM

(Pursuant to Chico Municipal Code Chapter 16.60)

This form must be filed with City of Chico Building Division: P.O. Box 3420, Chico 95927 / 411 Main St., Chico / FAX: 530-895-4726

Property Location: _____

Mail Certificate To: _____

APN : _____

Email: _____

of Buildings _____ # of Units _____ Use of Property - Single Family: Multifamily: Condo:

REQUIRED CONSERVATION MEASURES TO BE INSTALLED IN ORDER OF PRIORITY (Credit towards maximum expenditure for items 1. thru 9. installed within last 42 months.)	Existing	Installed	Exempt	COST
1. Ceiling insulation of minimum thermal resistance value R-30 is installed (regardless of cost). <u>EXEMPTIONS:</u> a. Dwelling does not have an attic or attic is inaccessible. b. Headroom is less than 30 inches at attic peak c. Electrified "knob & tube" wiring is present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
2. All major cracks, joints, doors, windows, and other openings in building exteriors are caulked, weather stripped or otherwise sealed to limit air filtration.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. All sink and lavatory faucets are fitted with 2.75 gallon/minute or less faucets or an aerator. 4. All shower fixtures are fitted with in-line shower restrictors or low flow shower heads with a maximum water flow rate of 3-gallons per minute. <u>EXEMPTIONS:</u> a. Existing shower head has a flow rate of < 3-gallons/minute due to reduced water pressure. b. The shower head and arm are of a ball joint type which is connected within a wall.	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
5. All toilets are low-flow toilets rated at 1.6 gallons per flush or less. <u>EXEMPTION:</u> Unfeasible, ie. flooring will need to be replaced, etc. State Reason: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Thermostats are programmable. <u>EXEMPTION:</u> Unfeasible, ie. wall heater, etc. State Reason: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Exposed hot and cold water pipes within 5 feet of water heaters located in unconditioned spaces are insulated at a minimum thermal resistance rating of R-3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. All domestic storage water heaters insulated with external insulation blanket rated at a minimum thermal resistance of R-6. <u>EXEMPTION:</u> a. Interior thermal resistance rating of the water heater is at least R-12 b. Impractical to wrap the heater because the distance between the heater and the wall is <2 inches. c. Manufacturer's instructions for the water heater preclude installation of an external blanket.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. All ducts in accessible areas have been visually inspected, are intact, and functioning properly. If no, state the problem noted: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Other energy and water efficient measures have been installed in addition to R-30 insulation within the last 10 years.** a. Replace single-pane with dual-paned windows b. New, more efficient HVAC c. Tankless or solar water heater d. Photovoltaic Solar Panels Other: Please list _____ **Note: Items 10a through 10d require a finalized & verified City of Chico Building Permit to receive credit towards maximum expenditure.	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

Total Cost of Installed Measures : _____

I hereby certify this property to be in compliance with Chapter 16.60 of the Chico Municipal Code Chapter 16.60.

Date: _____

Inspectors Signature

Print Name