

# **FAQ – CITY OF CHICO RESIDENTIAL ENERGY CONSERVATION ORDINANCE (RECO) RETROFIT PROGRAM**

## **Where do I start?**

- Are you selling residential property in Chico? If yes, Chico property owners are required to comply or verify an exemption before the close of escrow.
- 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 useful retrofit program information can be found on the City's website - <https://chico.ca.us/pod/city-retrofit-program>.

## **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 shall 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 the seller will need to repair any other out of compliance energy conservation measures in priority order up to a total of \$800.
- If the cost of required insulation was \$800 or more - then the seller is done.
- The \$800 cost limitation is per detached, single-family residence, including condominiums.
- For multi-family residences with two or more units, the cost limitation is \$560 per 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 or 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 regardless of cost.
- 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 these 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, information & form available on website.
- Transfer agreements are not accepted for residences with only minor out of compliance measures - examples of minor measures include weather stripping, door sweeps, caulking; water heater pipe insulation; water heater blanket; minor ductwork.

## **What are common exemptions from program?**

- Factory-built housing, mobile homes, manufactured housing.
- Sale/transfer by court order – examples include probate court, foreclosure, bankruptcy.
- Sales – 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 - <https://chico.ca.us/pod/city-retrofit-program>.
- Current RECO program administrator, Jessica Henry, [jessica.henry@chicoca.gov](mailto:jessica.henry@chicoca.gov).
- Building Division, 530-879-6700, 411 Main Street, City Hall, 2<sup>nd</sup> floor.