

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 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 detached, single family residence, including condominiums.
- For multi-family 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.
- 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 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 - 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.