

How to Comply



Requirements for an Energy/Water Conservation Inspection:

- The property is located within the City limits.
- The construction of the property was permitted prior to July 1, 1991.
- The property has not been certified as compliant in over 10 years.



Schedule an Inspection:

- Schedule an inspection with a City Certified Energy Conservation Inspector.
- A RECO inspection can be combined with a regular home inspection.
- A current list of certified inspectors is posted on the City's website.

NOTE: RECO inspection fees are not set or collected by the City.



Complete the Work and Submit the Final Inspection to the City:

- If the property is not in compliance, the owner may complete the work themselves or hire someone to do the work.
- A final inspection by a certified inspector certifying the property is in compliance will need to be submitted to the City.
- The City will review the final inspection and prepare a Certificate of Completion and provide it to the property owner(s). The certificate is valid for 10 years.

NOTE: If the property is not in compliance, the seller may transfer the responsibility to the buyer. See Transfer of Responsibility.

Contact Us



RECO.Administrator@chicoca.gov

(530) 879-6820

Program Administrator:

Sommer Stephenson

Certificate of Compliance:

Renee Schreindl

Building Official:

Dale Fletcher

Find us Online



Community Development Department

411 Main Street, Chico (2nd Floor)

www.chicoca.gov/ResidentialRetrofit



RESIDENTIAL RETROFIT PROGRAM



**COMMUNITY DEVELOPMENT
BUILDING DIVISION**

Residential Energy Conservation Ordinance (RECO)

In 1991, and then amended in 2010, the City of Chico enacted a Residential Energy Conservation Ordinance (RECO), commonly referred to as the “Residential Retrofit Program,” requiring property owners (sellers) to provide certain energy and water conservation measures upon 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).



Exemptions:

Exemptions must be approved by the Building Official. Please submit a request for review with the Program Administrator. An exemption letter will be issued if the request is deemed in compliance.

1. The construction of the property was permitted after July 1, 1991.
2. Any property with a Certificate of Compliance on file within 10 years.
3. Factory-built, manufactured or mobile homes.
4. Sales or transfers pursuant to a court order.
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.



Transfer of Responsibility:

The seller and buyer may mutually agree to transfer responsibility to the buyer, however, transfers are at the discretion of the Building Official. If a transfer agreement is approved, the buyer will have 180 days to complete the RECO measures and submit a final inspection for certification of compliance.

Please contact the Program Administrator if there are questions about the type of work that can be transferred.



Cost Limitations:

Cost savings can be immediate when RECO measures are completed on a home. The RECO ordinance limits the maximum amount you may have to spend to comply with the program:

1. Minimum R-30 ceiling insulation must be installed regardless of the cost.
2. If the cost of the required insulation is under \$800, additional measures are required until the \$800 cost limitation is reached.
3. If the cost of the required insulation is \$800 or more, then no additional measures are required.

NOTE: For multi-family residences with two or more units, the cost limitation is \$560 per unit.



Administrative Review/Appeal:

Any person aggrieved by a determination made or action taken by the Building Official may apply to the Community Development Director for administrative review of such determination or action. Applications for administrative review shall be made in writing and submitted to the Director within 15 calendar days from the determination or action.

Any person aggrieved by a decision of the Director's determination may appeal the decision to the City Council. (See CMC 16.60.030, 16.60.040, 16.60.050.)

Order of Priority

Every home, condominium, or apartment building built prior to July 1, 1991 must have the following energy/water efficiency measures before being sold or transferred:

1. All 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 the 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 provided with an aerator.
4. All shower fixtures must be fitted with in-line shower restrictor or low flow shower heads with a maximum water flow rate of 3-gallons per minute. (See CMC 16.60.100 for exception.)
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 5-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. (See CMC 16.60.100 for exception.)
9. All ducts in accessible areas shall be visually inspected to determine if they are intact and functioning properly.