

CITY OF BERKELEY

FORM A Appendix

Residential Energy Conservation Ordinance (RECO)

Chapter 19.16 Ordinance 6099 -N.S

To find if a building is RECO compliant contact: reco@cityofberkeley.info or #510-981-7440.

Under the Housing Code of Berkeley, the following steps must be taken in residential units prior to their sale or for a substantial remodel (total costs meeting or exceeding \$50,000 within a year):

1. Install ceiling insulation to bring thermal resistance value of ceiling insulation to R30.

Exempt: Those buildings with no attic, or inadequate attic space between roof and ceiling below. Inadequate space is defined as that where the roof slope is less than two and one-half feet in twelve feet, and that there is less than thirty (30) inches of vertical clear height at the roof ridge, measured from the top of the bottom chord of the truss or ceiling joist to the underside of the roof structural members or rafters.

Not Exempt: Houses or units having an attic but no attic access hole. A permanent access hole must be constructed, and R30 or greater insulation installed, including on the access cover.

Not Exempt: Ceilings having existing insulation rated at R11 or less. To comply with RECO standards, ceiling or attic insulation must be increased to a resistance value of R30 or greater.

2. Furnace ducts are sealed at plenum and all joints in air duct system, and ducts insulated to resistance value R3 or greater.

Exempt: Ducts between floors, inside interior walls or otherwise inaccessible without alteration.

3. Insulate all domestic water storage heaters with external insulation blanket rated at a minimum thermal resistance value of R6.

Exempt: Minimum clearance of 2 inches from wall or other permanent fixture does not exist.

Exempt: Total internal and external water heater insulation jacket in excess of R12.

4. Low-flow devices with a maximum flow rate of three (3) gallons per minute installed in all shower fixtures, 2.75 gallons per minute for sink and lavatory faucets, and four gallons per minute for all other faucets; or replaced with fixtures designed to meet the same or lower limits.

5. All exposed hot water pipes insulated to at least a thermal resistance value of R3 in pumped, recirculating domestic forced hot water heating systems.

6. Insulate to at least a thermal resistance of R3 exposed hot water pipes, and cold water pipes within twenty-four inches of water heater.

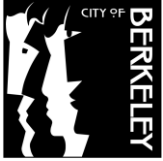
Exempt: Hot water pipes between floors, inside interior walls, or otherwise inaccessible without alteration.

7. Incandescent light bulbs, located in multiunit structure common areas, replaced with lamps of at least 25 lumens per watt.

8. Approved weatherstripping installed on all exterior doors, including doors to unheated garages, basements, crawl spaces, attics and porches. Weatherstrip must be permanently affixed; adhesive strip insulation tape does not meet RECO requirements unless it is screwed or tacked in place every six inches.

9. Approved dampers, doors or other devices to block air flow and reduce heat loss through chimneys.

10. Replace existing tank or flushometer-type toilets with fixtures designed to use no more than 1.6 gallons per flush, or modify the existing fixtures to reduce the amount of water used while ensuring correct operation. Any toilet installed in a renovation must be designed to use not more than 1.6 gallons per flush.



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Property Sale or Transfer:

If, after taking title to a residential structure or unit in Berkeley that was represented as being RECO compliant (as defined in the Code), you find that it does not meet the above requirements, you may:

- Bring the property into compliance within one year of purchase, and request a RECO inspection from the Community Energy Services Corporation (CESC). Call 510-981-7752 to schedule an appointment. (See the *RECO--Guide to Compliance* available from the City of Berkeley Energy Office: www.cityofberkeley.info/sustainable or from the CESC RECO Inspector.)
- Once the building has passed the RECO inspection, you will receive the *Form A--Certificate of Compliance*. File the original (FAX or photocopy not accepted) at the Permit Service Center, 2120 Milvia Street, Berkeley, CA 94704. The fee is \$20.00
- Buyers may recover costs and damages from the seller if the Unit was presented as being RECO-compliant. Damages may include higher utility bills paid due to lack of compliance with the requirements, plus filing and inspections fees, and attorney's fees.

Property Remodel:

- Once RECO work is complete, schedule an appointment to have the work inspected through the City of Berkeley's Building & Safety Office. City building inspectors will incorporate the RECO inspection into the comprehensive building code compliance inspection. Contact reco@cityofberkeley.info or call 510-981-7440
- Once the building has passed the RECO inspection, you will receive the *Form A--Certificate of Compliance*. File the original (FAX or photocopy not accepted) at the Permit Service Center, 2120 Milvia Street, Berkeley, CA 94704. The fee is \$20.00