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Also this month

July Contractors Forum - Cancelled

The July 16th SCEIP Contractor Forum has been cancelled. The next forum will occur on August 20, 2014 from 4pm - 5:30pm.

Greentivities at the Sonoma County Fair

July 24 - August 10 from 11am - 10pm

Webinar - Computer Programs for Energy Code Compliance

July 18, 2014 9am - 12pm

Join the California Energy Commission for a free overview of the available software options for documenting compliance under the 2013 Building Energy Efficiency Standards

WEDNESDAY 16, JULY 2014

SCEIP at the Sonoma County Fair

Planning on visiting the Sonoma County Fair? Don't forget to stop by and visit SCEIP at Greentivities in the Garden Building. In addition to experiencing our interactive residential energy efficiency display you'll have the opportunity to take action and participate in the Peace, Love, and Environment Challenge. Choose from a wide variety of pledges, step in front of the green screen and show your commitment to creating a more sustainable Sonoma County. The green screen photo booth will be open daily from 12pm - 6pm.



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Updated SCEIP Application and Documents Available Now

On June 26th, 2014, SCEIP was approved by the California Alternative Energy and Advanced Transportation Authority (CAEATFA) to participate in the statewide residential PACE Loss Reserve Program fund.



Our entire existing residential portfolio is covered by the PACE Loss Reserve Program and any future residential applications will be as well. In order to participate we are required to adhere to the statutes of the fund and in doing so, we have made some minor adjustments and added a new one-time fee for any future residential applications.

Since Monday, July 7th, 2014 any new applications submitted to SCEIP are subject to the additional fee and you must submit the new updated forms we have posted online.

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Program Changes: previously, we allowed the requested financing to be “up to 10% of the property value.” We now allow the requested financing to be “less than 10%,” or 9.99% for residential properties.

A residential application is considered three or fewer units. All others are treated as commercial PACE applicants.

All property taxes for the subject property must show no defaults for the previous three years (or since Property Owner took ownership if less than three years). For all other properties owned in Sonoma County, the property taxes must be current.

A one-time administrative fee of 0.0025 (0.25%) of the principal value of each assessment will be applied. Payment is due for each residential application at the time final disbursement is requested. This fee is included in the Annual Percentage Rate (APR) calculation of the assessment.

Statewide PACE Loss Reserve Program is intended to remove any additional risk to the first mortgage lender resulting from the existence of a PACE assessment on a property in a foreclosure or forced sale for unpaid taxes.

Additionally, by tracking the performance of PACE portfolios over the next several years, the Program should provide more detailed information on the actual credit risk associated with PACE financing than is currently available. This information will be useful for potential investors in PACE bonds and securities and may allow them to accept lower returns on these investments.

The Basics: The state legislature has provided \$10 million to compensate mortgage lenders for losses. Municipal governments that choose to participate in the Program will agree to various administrative reporting requirements and financing qualification standards. The Program will cover two specific types of losses for first mortgage lenders:

1. If a first mortgage lender forecloses on a property with a PACE assessment, the Program will cover the amount of property tax attributable to the PACE lien that is paid by the first mortgage lender while in possession of the property. The Program will also cover penalties and interest if accrued through no fault of the first mortgage lender.
2. If a County conducts a forced sale on a property for unpaid taxes, the Program will cover any losses to the first mortgage lender up to the amount of overdue PACE payments.

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Welcome Interns!

Congratulations and a warm welcome to our four new high school interns from the CAP Sonoma Youth Connections program!

Martha Solorio, Outreach & Events
Martha is fewer than seven credits away from earning her high school diploma. Since enrolling in Youth Connections she has become the head of the program's Leadership Committee; graduated



from the parenting program, AVANCE, been nominated for the Hispanic Community Leadership Award, and received National Center for Construction Education and Research (NCCER) certification. After graduation, Martha hopes to become a Santa Rosa police officer.

Yeimy Solorio, Outreach & Events

Yeimy began attending Youth Connections in January of 2014 and is an active participant of the Leadership Committee. She volunteers her time maintaining the South Park Community Garden and she is always the first to volunteer to work on projects that benefit her community. Yeimy plans to be a community worker and is currently exploring career fields in social work and youth outreach.

David Castillo, SCEIP Website Migration

David has been a part of Youth Connections since February 2014. He has an outstanding attendance record and has earned 45 credits in the four and a half months that he has been enrolled which is an accomplishment in itself. He recently visited the Ceres Project in Sebastopol to explore his love for cooking. Scheduled to graduate in December 2014, David is interested in becoming a chiropractor.

Andrea Rodriguez, Utility Bill Archive Project

Andrea volunteers her time whenever possible and recently tabled at the California Parenting Institute Farmers Market to represent Youth Connections. She helps at South Park Community Garden and is a part of the Leadership Committee at Youth Connections. On track to graduate in the fall of 2014, Andrea would like work with children and travel the world in the future.

Energy and Sustainability is very proud to make this work experience opportunity available to Youth Connections students. The interns will be supporting Division efforts in both internal administration and community outreach efforts. In their time working with us, interns will receive practical work experience and exposure to careers in public service.

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Industry Experts Wanted

Do you have expertise in photovoltaics, energy efficiency, green building, wise water use, sheet mulch/lawn conversions, xeriscaping with natives, greywater/laundry to landscape, composting or other sustainable solutions that you would like to share with fairgoers?



Greentivities is seeking volunteers to share their wisdom at some of its exhibits. It's a great opportunity to network with people interested in your area of expertise and educate fair visitors on your specialty in a fun and relaxed setting. (Sales and promotion of a business/product are not allowed; Greentivities is a no-sell zone.) Volunteers receive free access to the fair and parking for the day, and an additional day ticket to return anytime during the fair.

To sign up to volunteer for two and a half hour "Ask an Expert" shifts go to <http://j.mp/AskGreen>.

Greentivities is also seeking general volunteers to help host the space, greeting and orienting visitors to the exhibits. For greeters, prior experience in sustainability is helpful but not required.

General volunteers can contact patty.crone@sonoma-county.org.

Greentivities is the Sonoma County Fair's 16-day green expo and is a mix of interactive exhibits, tabling, demonstrations, and hands-on fun; all geared to educate, entertain and inspire. In collaboration with the Sonoma County Fair, Sonoma County's Energy and Sustainability Division coordinates the exhibit space.

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Changing Your HVAC System?

Avoiding HVAC Building Permits is Costly for Consumers



**Don't forget
the permit!**

Property owners who change out their warm-air heating, ventilating or air-conditioning (HVAC) system need to make sure that their state-licensed contractor takes out a building permit from their local building department to avoid fines and additional repairs. Building permits generate routine inspections to help assure that the system was installed properly, is functioning efficiently, meets Home Energy Rating System (HERS) testing and verification requirements, and complies with the State Building Energy Efficiency Standards. [See California Energy Commission Notice to Homeowners, May 2014.](#)

During Contractors State License Board (CSLB) undercover sting operations at residential properties over the past three years, investigators have found a growing trend of licensed contractors who are violating state law by telling consumers that building permits are not required to install HVAC systems. "Up to 40 percent of the contractors who were invited to give project bids at sting locations told investigators that a building permit isn't necessary, which simply is not true," said CSLB Enforcement Chief Dave Fogt. "Even worse, a homeowner's insurance policy could be cancelled if their insurance company finds that work has been done on the property without a permit." Just as with all home repair, improvement, or construction projects, homeowners need to ask about state and local requirements. Penalties for not obtaining an HVAC building permit vary from city to city. "We want to make sure that consumers are aware of their project responsibilities and know the right questions to ask their contractor so they aren't stuck with fines and an inefficient HVAC system," said CSLB Registrar Steve Sands. "We're proud of the fact that CSLB receives relatively few complaints against its 300,000 licenses each year," said Sands, "but this illegal trend of skirting building permits needs to be corrected. HVAC contractors will continue to be sting and sweep operation targets." California's 2008 Building Energy Efficiency Standards indicate that HVAC ducts should leak less than 15 percent but, according to California Energy Commission statistics, the average duct system leaks about 30 percent, wasting energy and increasing utility bills.

When HVAC contractors (known as C-20 Specialty contractors) "pull" the local building department permit, the system can be inspected by the department or a third-party field verifier, referred to as a HERS rater, to ensure

that ducts have been properly sealed. If an HVAC system fails inspection, it has to be repaired by the contractor at no additional cost to the consumer. "Contractors must comply with all applicable California building standards, including using certified HERS raters to test and verify that HVAC installations meet energy efficiency standards," said Energy Commissioner Karen Douglas. "For the best energy efficiency and cost-savings, consumers will want to team up with their state-licensed HVAC contractors to make sure all permits and energy regulations are followed."

CSLB urges consumers to follow these tips before hiring anyone to work on their home or property:

- Only hire state-licensed contractors and ask to see their license and a photo ID to verify their identity.
- Always check the license number on CSLB's website at www.cslb.ca.gov to make sure the license is in good standing and that the contractor has a workers' compensation insurance policy if there are employees.
- Only pay 10 percent or \$1,000, whichever is less, as a down payment.
- Don't pay in cash or let payments get ahead of the work.
- Get at least three bids and three references for each contractor, and visit completed project sites in person.

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Contractor's Corner

The July Contractor Forum has been cancelled. The next forum will occur on August 20, 2014, 4pm - 5:30 pm.

****Coming Soon****

"*Notes from the Field*", a new monthly newsletter article written by contractors. Article submissions now being accepted. Please contact [Dori Estrella](#) for information.

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