

## 'Permits and Code Compliance'

Many homeowners are unaware of the City/County requirements for the permits needed when replacing any, heating or cooling system, ducting system, water heater or other similar appliance around the house. They assume that the installing contractor, pulled the appropriate permits and has had the system inspected and approved **but that's rarely the case.**

**The Cities or L.A. County requires** all work to be permitted and to comply with all current code requirements. **The responsibility is on the homeowner to force every contractor performing work on your property to obtain these permits and have the jobs inspected.**

The City requires each contractor to pull the permits, have a City Business License, Workers' Compensation Insurance, pay for all City Fee's, and have a final inspection approved. Homeowners may see an increase to their property taxes and must pay the County Assessor the taxes involved.

### **Illegal Installations:**

Since many jobs were put in without proper permits, it is a burden to the property owner to have the system brought up to code compliance and to get the work inspected and approved.

When a permit is pulled the system must be brought up to current code. The contractor becomes responsible to put the entire system in code compliance, regardless of who installed the system or if it has a pre-existing installation violation.

**Obtaining permits** is the safest choice to avoid serious legal problems. Enforcement of the law is at the highest-level than ever before. The new laws impose penalties on any contractor for not having a permit. Penalties can exceed \$5,000 on

the first violation and increase the fines exponentially, increasing the fine to over \$15,000. The third violation results in the fine plus the suspension of the state license.

### **Full disclosure:**

***La Canada Air Conditioning and Heating shall provide full disclosure (to the best of our ability) and provide a report to the homeowner, any code violations noted during our service inspections of your home.*** (We cannot predict every violation that the Building and Safety Dept. can require, but the most common violations can be revealed.).

### **Saving Energy and the Environment:**

The State of California receives funding from the Federal Government 'Dept. of Energy' to institute an "Energy Saving Programs", designed to reduce the large amount of energy being consumed.

The California Energy Commission Regulations impose new "Clean Air Omissions" and higher Energy Efficiency Standards for the HVAC equipment and increased the insulation values for the ductwork. The program is known as "Title 24 Energy Efficiency Requirements, 'Duct Sealing' and 'Certification Program'", which was initiated in 2006 and has grown to require three separate tests performed by a State Certified 'HERS' (Home Energy Rating Service) Tester.

**Homeowners are now required to have their systems tested and certified by a 'H.E.R.S.' tester and pay \$450-\$600 for the testing required.**

The first test requires the ductwork to be sealed and then pressure tested to determine the amount of air leakage. New ductwork must be tested and have less than 6% leakage overall. [Compared to

the older ducting systems, these can be leaking almost 40%-50%]. Sealing the ductwork will save the homeowner money and reduce the usage of the equipment. [An exemption will apply if the system has had any asbestos ducting material remaining on the ducts]. The second test is an 'Airflow' test to determine the proper sizing of the ductwork. This will reduce the air resistance in the ducts, in compliance with the manufactures requirements. Enlarging and insulating the return intakes, must be corrected to get the systems to perform properly and pass the certification testing. The final test involves the refrigerant pressures and the proper charging of the units, to achieve the highest energy performance from the equipment. This is a problem during the cold weather because the pressures vary and are dependent on the warm outdoor temperatures above 80 deg.

### **Fire Insurance Issues:**

Property owners have been faced with having **NO FIRE Insurance Coverage** resulting from damage caused by an illegal furnace or air conditioner installed without a permit. This could be disastrous!

### **Real-estate sale/disclosure:**

**When a house is being sold a property profile is produced and the equipment installed without permits must be disclosed to the new buyers.** This can delay the sale of the property or stop the sale altogether.

***We are providing this to you to fully explain the demands placed on the construction industry. We can usually bring your system into code compliance and get the system approved if we perform the required corrections to the system. Ask your service representative for the details.***