

*Article from Institute of Heating and Air Conditioning Industries, Inc.*

## **Title 24 Enforcement – What California Contractors Must Know Memorandum of Understanding between the CEC and the CSLB**

(Excerpts)

“A Memorandum of Understanding (MOU) between the California Energy Commission (CEC) and the California Contractors State License Board (CSLB) establishes a collaborative working relationship with the CSLB to promote common goals to improve the performance of licensed contractors (contractors) in their responsibility to comply with the Building Energy Efficiency Standards (Title 24) and addresses the Governor’s Executive Order S-20-04 (the Green Building Initiative, directive number 6) that ordered the Energy Commission to “collaborate with the building and construction industry state licensing boards to ensure building and contractor compliance with the Standards.”

The Standards require installation of energy efficiency features and measures. Special compliance credit is provided for high quality installation practices. Compliance by contractors is critical to achieving the energy, economic, public health, safety and welfare, and environmental benefits of the Standards. A commitment to compliance and attention to installation protocols by contractors is absolutely necessary.

For the 2005 Standards (effective October 1, 2005) the Energy Commission extended its emphasis on quality installation to particular alterations of existing buildings. When air conditioners are replaced, the duct systems that they are attached to must be sealed, and the refrigerant charge must be correct (or a thermostatic expansion valve must be installed).

These measures must be verified by a third party field verifier. The Standards also require efficient windows to be installed when windows are replaced, and they require low-slope commercial buildings to have “cool roofs” when roofing is replaced.

Local building officials are concerned that often contractors do not pull permits for equipment replacement even when permits are required. Building officials fear that new requirements for these alterations will lead to a larger number of contractors not pulling permits.

The CSLB has the authority to license and discipline all of the general contractors (i.e. builders) and specialty contractors (i.e. subcontractors) involved in building construction. This MOU supports CSLB’s mission which includes ensuring that construction is performed in a competent and professional manner; enforcing the laws, regulations and standards governing construction contracting in a fair and uniform manner; providing resolution to disputes that rise from construction activities; and educating consumers so that they make informed choices.”

Institute of Heating and Air Conditioning Industries, Inc. (IHACI) a California based nonprofit trade organization has taken an aggressive role in ensuring that their members are informed and properly trained in matters pertaining to Title 24 compliance.

All indications are that the CSLB’s Statewide Investigative Fraud Team (S.W.I.F.T) has increased its enforcement efforts resulting in disciplinary action to felony convictions. IHACI president, Michael Carson, Kahn Air Conditioning, says, “C20 contractors should take heed. It’s time that we level the playing field. We have a responsibility to comply with the law and the law must apply to all.”