



# CITY OF SACRAMENTO

**DIVISION OF BUILDING INSPECTIONS**  
927-10TH STREET SACRAMENTO, CALIFORNIA 95814  
ROOM 100 449-5716

CITY MANAGER'S OFFICE  
**RECEIVED**  
JAN 14 1981

January 14, 1981

City Council  
Sacramento, CA

JAN 20 1981

Honorable Members in Session:

SUBJECT: State Energy Commission Report on Compliance with Energy Regulations

SUMMARY:

A recent newspaper article indicated a report by a California Energy Commission task force placed residential energy regulation compliance in the S.M.U.D. area at the lowest level of any surveyed in the state. A review of the report revealed that the report was based on misinterpretation of field data gathered by the inspection team. The actual compliance in the S.M.U.D. area was found by the field survey team to be one of the top areas for complying with the regulations.

DISCUSSION:

An article in the Sacramento Union on November 15, 1980, stated that based on a State Energy Commission task force report, the degree of compliance with the State of California Energy Regulations for new residential buildings in the S.M.U.D. area were the lowest of the five utility service areas surveyed. Subsequently, Council requested a report on the matter.

The plan check and field inspection surveys were accomplished by the State Division of Housing and Community Development under contract with the Energy Commission. A review of the HCD report on residential plan review and field compliance found no evidence of non-compliance in the Sacramento Area. This matter was discussed with Mr. Cal Jepsen of HCD who headed up the team that did the survey. Mr. Jepsen verified that no evidence of non-compliance was found in their review of either the City or County of Sacramento. Also, Mr. Scott Mathews, in the Conservation Division of the Energy Commission, verified that there was no evidence of non-compliance in the City and County of Sacramento. The errors were made by staff members of the Energy Commission who interpret the report of HCD. Actually, the S.M.U.D. area is among the leaders in compliance as opposed to being reported as an area with the least degree of compliance.

In any case, it should be noted that in the survey only three dwellings were checked in the City and one in the County. Obviously, this is not a sufficient sampling to make a judgment, positive or negative, on compliance of 10,000 - 20,000 homes built within the S.M.U.D. area since the regulations have been in effect.

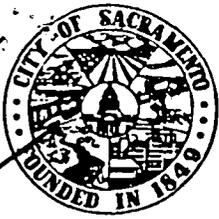
Attached is a request to the Energy Commission staff for written verification of the error. We have not received an answer as of this date.

FOR COUNCIL INFORMATION:

Respectfully submitted,

*Walter J. Stipe*  
Walter J. Stipe, City Manager

*D. T. Sullivan*  
D. T. Sullivan, Director, Bldg. Insp. Div.



# CITY OF SACRAMENTO

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December 31, 1980

Mr. Scott Mathews  
Conservation Division  
California Energy Commission  
1111 - Howe Avenue  
Sacramento, CA 95825

**SUBJECT: Energy Commission Task Force Report on Compliance with  
Residential Construction Standards**

Dear Mr. Mathews:

During recent weeks I have discussed with you the subject report and in particular the poor rating given energy regulation compliance of residential construction in the S.M.U.D. service area. During these conversations, it was pointed out to you that the representatives who made the field survey for H.C.D. have stated that their inspections of the three dwellings within the City of Sacramento were fully complying with the Energy Regulations. At one point in our conversations you agreed that the report erroneously stated that compliance in the S.M.U.D. area was at a 55% level. During a later conversation you stated that the reason for the low evaluation was the fact that the H.C.D. team found no backdraft dampers on the exhaust fans. Upon examining the report by the H.C.D. staff, you will find a question mark (?) on item No. 10 which is backdraft dampers.

According to Roger Lorenz of H.C.D., who made the inspections in Sacramento, the question mark indicates the item is not inspectable rather than not installed. You will note this to be clarified in item No. 1 (wall insulation). Mr. Lorenz did not choose to dismantle the fans to check for the backdraft damper, hence the question mark was entered.

The fans installed are manufactured by the Aubrey Mfg. Co. Enclosed is a copy of an owners manual which indicates the backdraft damper is built into the fan. The kitchen hood fans are G.E. and I feel confident the same is true for these fans.

I have asked you for a letter verifying that the low rating shown in the subject report of the residential buildings in the S.M.U.D. area is in error. The Sacramento City Council has asked for a report on the issue; therefore, it is important that the error be verified in writing by representatives of the Energy Commission. I would be most appreciative if you would forward this letter to me at your earliest convenience.

Sincerely,

D. T. Sullivan  
Director, Building Inspections Div.

DTS:ic