



Rick's Energy Solutions, Inc.

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*****Carefully review this plan review letter and all other provided documents to ensure the successful acceptance and permitting of your project, specified by the County of Sonoma, PRMD*****

California Building Code Cycle: 2022+ | California Energy Cycle: 2022+ | California Plumbing Code Cycle: 2022+

November 07, 2025

Subject: CALGreen Plan Review for **21981 Timber Cove Road, Jenner, California 95450**

Attn: *Anne Rea and John Rea*, Property Owners
21981 Timber Cove Road, Jenner, California 95450

To whom it may concern:

The plan set for the *new ADU*, has been thoroughly reviewed and compared to the **County of Sonoma's** 2022 CALGreen requirements for residential, new construction projects. The project's building jurisdiction has adopted mandatory measures, and the checklist for this project will outline which measures it will be subject to and must comply with, while those that are not applicable have been marked as 'N/A' and will not need to be followed.

All of the Mandatory CALGreen measures that are marked on the checklist for your project are subject to the building department's plan check review. We have seen plans sent back by the plan check staff for missing details, notes and or specifications relating to the CALGreen items selected on the checklist.

Included with your 1.) *CALGreen Plan Review Checklist* you will also find 2.) *CALGreen Plan Review Notes [including VOC limit tables, formaldehyde limit tables, and more]*, 3.) a *Construction Waste Management Plan Worksheet* to be used for reference, and 4.) a fillable *Building Operations and Maintenance Manual* which can be used if you do not already have a manual plan in place.

It is crucial that this CALGreen Letter be printed and included in your building plan set, along with the provided CALGreen Plan Review Checklist, Notes, and Waste Management Plan, so they can be readily accessible and referenced throughout the duration of the construction process. If these green building plan notes duplicate notes in other places on the plan set, you may need to revise the other notes to conform to the submitted CALGreen Notes where they conflict.

The following notes are crucial to the successful completion of your project and are to be reviewed with your team to ensure proper inspections and system installation are executed correctly and in a timely manner:

- **CALGreen Special Inspections** will be required twice throughout the process of construction. Once, prior to drywall installation, and secondly at the final stage of construction after all systems and appliances have been installed in the dwelling.
- **HERS Testing and Verification** is to be completed at the final stage of construction after all mechanical HVAC systems and components are installed on the property and operational. At this time, it may be required that the dwelling be vacated for the duration of the visit to ensure no preventable issues take place during testing.

- *Non-mechanical Systems Installation Verifications* include: Fenestration Systems, Roof/Ceiling Insulation and Radiant Barrier, Lighting Systems, Hot Water Systems Distribution, and Photovoltaic Systems Verification. Please keep any and all product orders, spec. sheets, and records of the aforementioned items as they are to be reviewed by your HERS Rating team, to verify compliance with your energy calculations and the overseeing building jurisdiction.
- *Rick's Energy Solutions, Inc.* is current contracted to provide the following field inspections and verifications: CALGreen Special Inspections, HERS Testing, and Non-mechanical Systems Verification, as well as to complete this project's Title24-Energy Calculations and HVAC Calculations (utilizing ACCA Manuals J, D, and S, as applicable). Please, be sure to list us as the project *Certified Energy Analyst (CEA)*, *CALGreen Inspector*, and *HERS Rater*, and include our contact information. Inform your project team to contact *Rick's Energy Solutions, Inc.* three (3) to five (5) working days prior to the needed field visit/site verification.

Sonoma County requires recycling and reporting for all projects that receive a Building permit and are regulated per CALGreen measures. To make it easy, we use [Green Halo](https://permitsonoma.org/greenhalo)—a free, web-based system to track and report your recycling progress (<https://permitsonoma.org/greenhalo>). Here, you'll find step-by-step guides, training materials, and helpful resources to walk you through creating an account, submitting your recycling plan, and entering your recycling tickets.

Visit <https://wastetracking.com/city/sonomacounty/> to set up an account and learn more.

Please, carefully review all provided Plan Review documents. Once reviewed it is critical that the project designer/architect and property owner sign and date **Section 1 – Design Verification** and submit the completed checklist with the plans and building permit application to the overseeing building jurisdiction's building, planning, and/or permit office.

After adding the required notes and tables to the plans please send us a copy of the complete revised plans and CALGreen Checklist (signed by both the property owner and project designer) for verification and to be included in our records.

If you have any questions, comments or concerns in regards to the provided CALGreen documents, you are welcome to contact Rick's Energy Solutions, Inc. for further information or clarification on any portion of our documents or documentation process.

Sincerely,

Vizcaino, Milagros M.

ICC Certified CALGreen Plans Examiner + Special Inspector