



## **STANDARD 24: SKYLIGHT INSTALLATIONS**

AUGUST, 1992

REVISED FEBRUARY 2003, RESOLUTION 01-03-40

GENERAL REQUIREMENTS REVISED JUNE 2011, RESOLUTION 01-11-104

GENERAL REQUIREMENTS REVISED JANUARY 2016, RESOLUTION 01-16-08

REVISED JANUARY 2019, RESOLUTION 01-19-09

REVISED AUGUST 2024, RESOLUTION 01-24-87

### **1.0 GENERAL REQUIREMENTS**

See Standard 1: General Requirements

### **2.0 DESIGN CRITERIA**

**2.1** All skylight design and installations shall comply with all applicable building codes including the International Building Code (IBC) and Title 24 requirements for lighting and ventilation.

**2.2** Skylights may be openable or fixed type.

A. See section 3.6 A for placement guidelines of openable skylights.

**2.3** All skylights to be double lens/glazing construction.

**2.4** The maximum skylight size shall comply with all current building codes and Title 24.

**2.5** Finished opening size of skylight well, where it terminates at ceiling may vary. Finish openings at ceiling may be left open or covered with translucent panels.

A. Opening size and/or coverings shall conform to Title 24 light and ventilation requirements.

**2.6** Skylight lens/glazing shall be off white or smoke tinted in color. Clear lens/glazing is not allowed.

- 2.7 All skylight framework finishes within a manor are to match.
- 2.8 Any deviation in style will require review and approval by Manor Alterations and/or Board of Directors.
- 2.9 Tubular type skylights are permitted. See **Standard 25: Tubular Skylight Installations** for all guidelines and requirements for tubular type skylights.

### 3.0 **APPLICATIONS**

- 3.1 Verification of roof warranty is required prior to any skylight(s) installation. If there is a roof warranty in effect, the member must contract with said roofing company providing that warranty for all roofing tie-ins.
- 3.2 All roofing tie-ins must be in strict compliance with applicable building codes and United Laguna Woods Mutual Standards and drawings.
- 3.3 Electrical fixtures installed within the skylight well, shall comply with all current building and electrical codes.
- 3.4 Skylights installed on a patio or balcony cover must comply with cover manufacture recommended installation guidelines and must comply with all current applicable building codes.
- 3.5 All skylights shall be curb mounted and installed per skylight manufactures guidelines.
  - A. Curb is to be framed in 2 x 6 material minimum. Unless noted otherwise by the manufacture, mounting of skylights to the curb shall be with galvanized or stainless-steel hex-head screws with neoprene washers to aid in removal during re-roofing.
- 3.6 No skylight shall be installed within 12 inches of any vent, ridge, roof valley or vertical structure.
  - A. All openable skylights shall be located a minimum of 10 feet away from all plumbing vents or the vent shall terminate 3 feet above the skylight. Openable skylights shall be a minimum of 3 feet from any environmental air vent – i.e. stove hood, bathroom fan etc. (per California Plumbing Code, section 906.2 – subject to code updates and revisions.)
- 3.7 Skylight installations performed in existing acoustical sprayed ceiling may encounter asbestos. The member and contractor must comply

with all asbestos protocols currently in effect with the City of Laguna Woods Building Department.

**3.8 NO TRUSSES SHALL BE CUT IN THE INSTALLATION OF A SKYLIGHT.**

- A. Trusses exposed as a result of a skylight installation must comply with all current building and fire code guidelines.

**4.0 MAINTENANCE**

- 4.1** The member is responsible for all ongoing maintenance of skylights, including any subsequent water leaks that can be directly attributed to said skylight installation.
- 4.2** Should the skylight need to be removed for any building related maintenance, the member is responsible for all costs associated with skylight removal and replacement.