

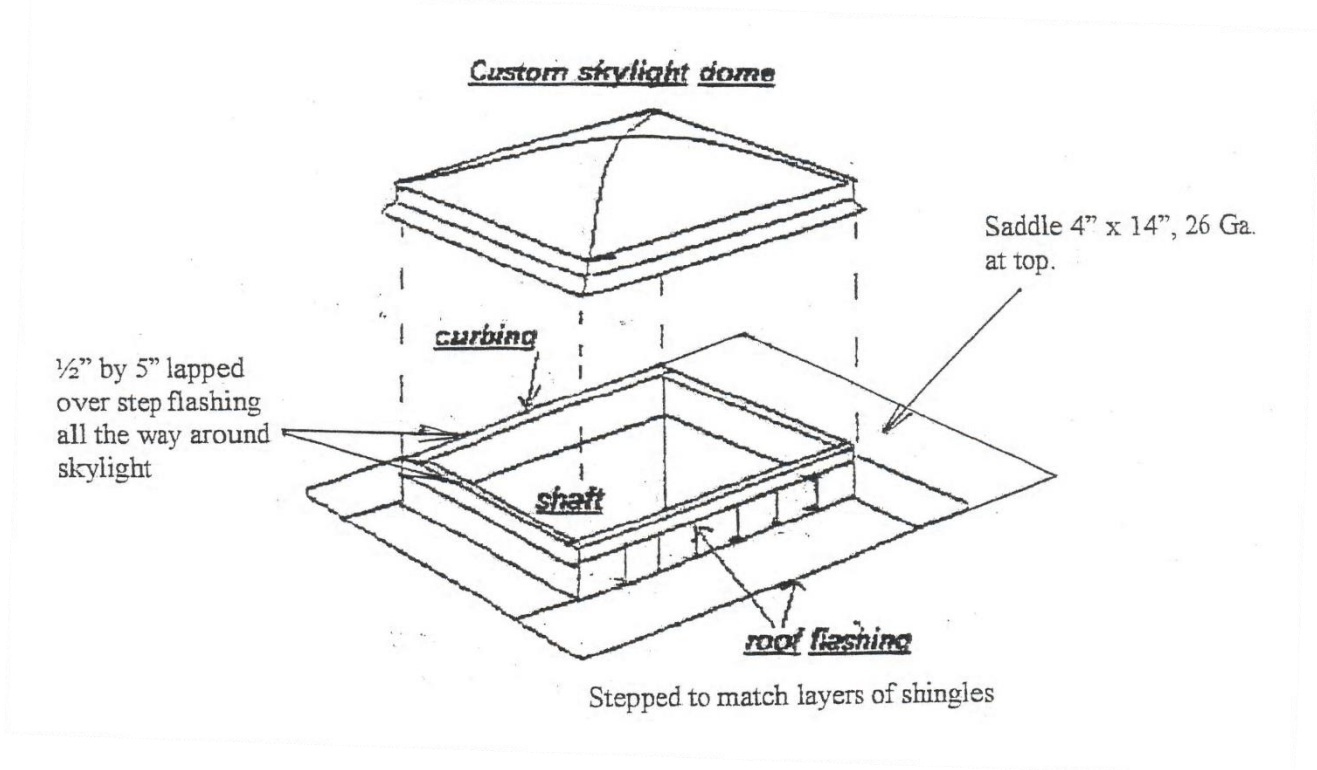
**SEAL BEACH MUTUAL NO. FOUR****Physical Property****Skylights for Bathrooms or Kitchens**

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1. Article 11 of the Occupancy Agreement states that maintenance of the roofs of residential buildings the responsibility of the Mutual. Skylights may be installed through a contract between the resident and a contractor under inspection by the Physical Property Department. The responsibility for maintenance of skylight installations requires definition and agreement.
  2. The diagram shows a typical skylight installation, consisting of a dome to admit light, a wood shaft that extends from the dome down to the interior ceiling in the room, wood curbing for mounting the dome and steel flashing to make the installation watertight.
  3. Responsibilities are as follows:
  4. During the warranty period, the contractor is responsible for the entire skylight installation. After the warranty period, the following responsibilities apply:
    - 4.1. Mutual: The Mutual is responsible for the curbing and flashing since this will normally be changed when the building is re-roofed.
    - 4.2. Resident: The resident is responsible for the skylight dome, the skylight operating mechanism, the shaft (including painting), and the ceiling grid.
  5. The skylight curbing shall consist of 2" x 6" framing with a minimum 4" rise above roof sheathing.
  6. All flashing material shall be at least 26-gauge and consist of galvanized sheet metal.
  7. The top flashing shall consist of a 4" x 14" saddle.
  8. Flashing on the sides shall be 4" x 6" and stepped to match the layers of shingles.
  9. The bottom flashing shall be a minimum of 4" x 6".
  10. One-half-inch x 5" flashing shall be placed on top of the curb, lapped overstep flashing, all the way around the skylight.
  11. Only curb-mounted skylights shall be allowed in the Mutual. Self-flashing skylights are prohibited.

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**Document History**

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