

SEAL BEACH MUTUAL NO. SIX**Physical Property****Skylights & Sola Tubes**

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3 1. Maintenance of the roofs of residential buildings is defined by Article 11 of the Occupancy
4 Agreement which states that maintenance of the roofs is the responsibility of the Mutual.
5 Skylights may be installed through a contract between the resident shareholder and a
6 contractor under inspection of the Physical Property Department. The responsibility for
7 maintenance of skylight installations requires definition and agreement.
8
- 9 2. The diagram shows a typical skylight installation, consisting of a dome to admit light and/or
10 air, a wood shaft that extends from the dome down to the interior ceiling in the room, wood
11 curbing for mounting the dome and steel flashing to make the installation watertight.
12
- 13 3. Responsibilities are as follows: During the warranty period, the contractor is responsible
14 for the entire skylight installation. After the warranty period, the following responsibilities
15 apply:
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 - 17 3.1. Mutual: The Mutual is responsible for the flashing since this will normally be
18 changed when the building is re-roofed.
 - 19 3.2. Resident Shareholder: The resident shareholder is responsible for the skylight
20 dome, the skylight operating mechanism, the shaft (including painting), the ceiling
21 grid (See Diagram 1), and the curb.
22
- 23 4. Mutual Six has defined the following specifications with regard to skylight installations:
24
 - 25 4.1. The skylight curbing shall consist of 2" x 6" framing with a minimum 4" rise above
26 the roof sheathing.
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 - 28 4.2. All flashing material shall be at least 26-gauge and consist of galvanized sheet
29 metal.
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 - 31 4.3. The top flashing shall consist of a 4" x 14" as per diagram 2, top view.
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 - 33 4.4. Flashing on the sides shall be 4" x 6" and stepped to match the layers of shingles.
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 - 35 4.5. The bottom flashing shall be a minimum of 4" x 6".
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 - 37 4.6. ½" x 4" flashing shall be placed on top of the curb, lapped overstep flashing, all the
38 way around the skylight.
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 - 40 4.7. Only curb-mounted skylights shall be allowed in the Mutual. Self-flashing skylights
41 are prohibited.
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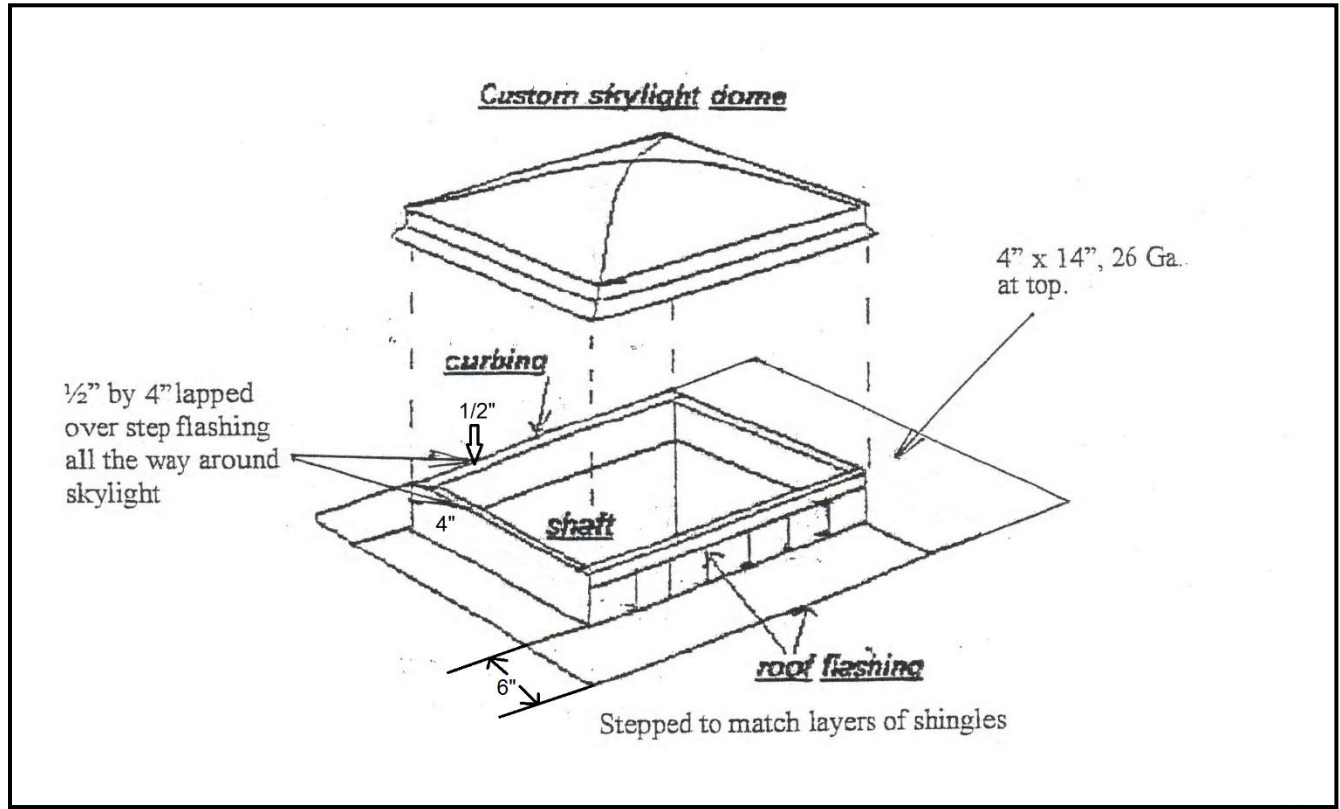
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4.8. Sola Tubes shall be installed in accordance with manufacture specification and responsibility of domes and shaft is the shareholder.

Diagram 1



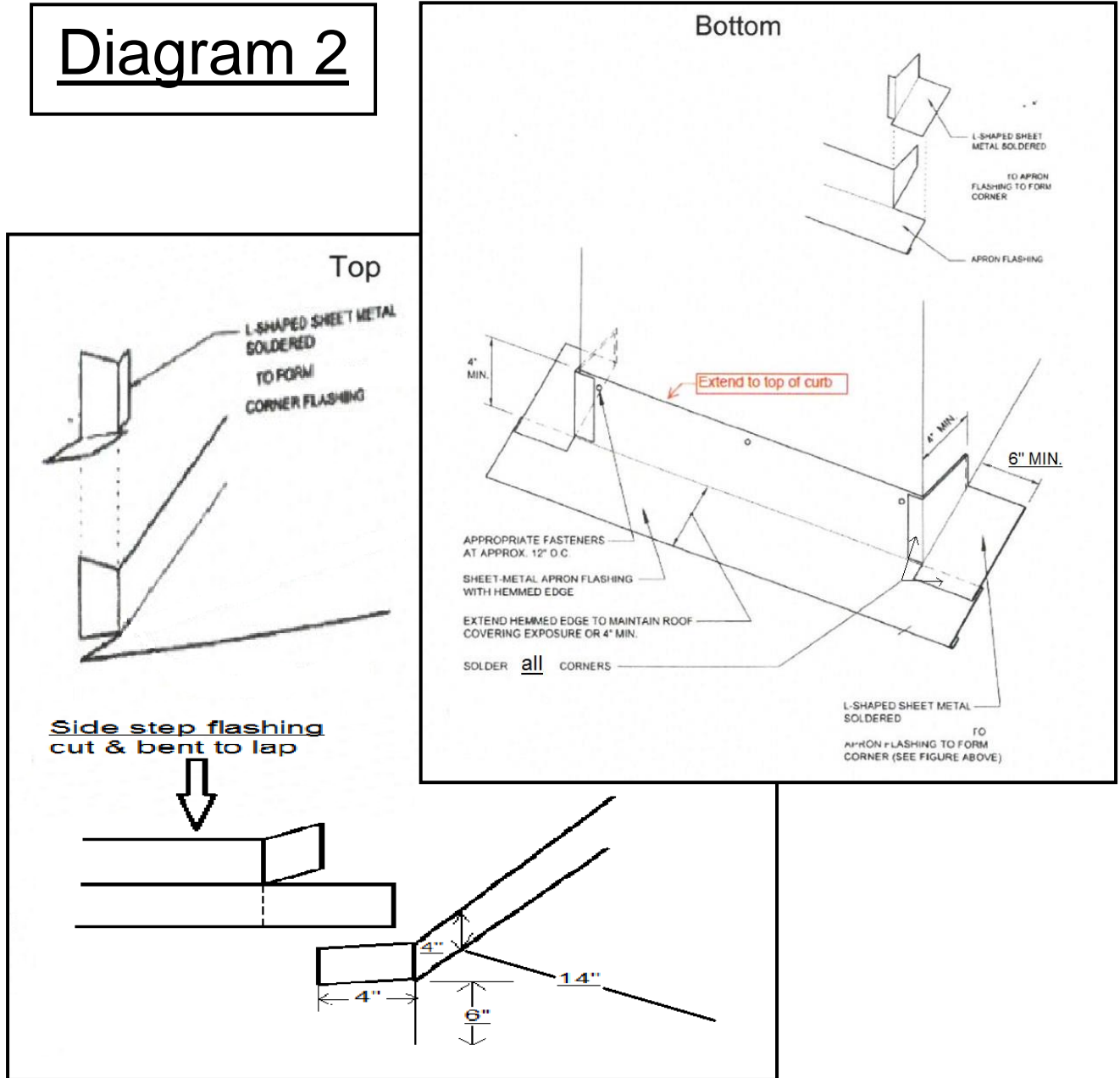
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Diagram 2



Sola Tube Installation

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- 110 1. All Sola tube installations require a permit from the City of Seal Beach and the Physical
 111 Property of the Golden Rain Foundation, and all Sola tubes shall be installed using the
 112 manufacturer's specifications and conform to all applicable building codes.
 113 During the warranty period, the contractor is responsible for the entire Sola tube
 114 installation. After the warranty period, the resident shareholder is responsible for the Sola
 115 tube and all related flashing. In the event of a roof leak as a result of the Sola tube
 116 installation, the resident shareholder shall be responsible for all associated costs to repair
 117 and maintain the system, including labor and material costs.
 118
- 119 2. Preventative maintenance: Each year at the time of fire inspections, the Physical Property
 120 Inspector shall identify and provide Service Maintenance with a list of units that have Sola
 121 tubes. Each Sola tube will be checked and maintained by Service Maintenance or other,
 122 at the expense of the resident shareholder.
 123
- 124 3. All fasteners at the roof flashing shall be self-sealing screws by use of a rubber grommet
 125 and shall have sealant applied over the top of the fastener.
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Skylights in Permanent Roof Extension**RESOLUTION**

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 131 THAT Mutual Six authorizes the Physical Property Department to issue permits for the installation
 132 of skylights in patio permanent roof extensions, as approved by Physical Property and according
 133 to the following Mutual specifications:
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- 135 1. Size
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 137 a. 32" x 64"
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- 139 2. Number
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 141 a. One only per apartment
 142 b. Two per apartment
 143 c. Three per apartment
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- 145 3. Location
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 147 a. Over entry way
 148 b. Over front patio
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 150 1. In front of bedroom
 151 2. In front of living room
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4. Position

- a. Thirty inches in front of building stucco wall
- b. Long side of skylight parallel with rafters
- c. Long side of skylight across the rafters

- 1. Middle rafter may be cut and headered in.

The number and location of skylights vary in each Mutual; please refer to the Mutual minutes that correspond to the adoption dates listed below.

INSIDE & PATIO - MAXIMUM NO. OF SKYLIGHTS: 5

Document History

Adopted: 28 Nov 2006 **Amended:** 22 Sept 2009 28 Oct 2016

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