

**MUTUAL OPERATIONS****PHYSICAL PROPERTY****Skylights for Bathrooms or Kitchens – Mutual Twelve Only**

Some residents of this Mutual have requested permission to remodel the building in which they reside by installing skylights over the kitchen or bathroom in the existing roof structures;

RESOLVED that the Physical Property Department of the Golden Rain Foundation is hereby authorized to approve individual requests by residents for this remodeling and to issue a building permit in the regular form for this work, subject to the following conditions:

1. The contractor performing the work must be a contractor licensed in the State of California as a General Contractor, and the work to be performed at the expense of the requesting resident.
2. The contract form to be used will be the standard contract form as developed by the Physical Property Department.
3. The construction will conform to the plans and specifications approved by the Mutual Board.
4. A building permit will be obtained from the City of Seal Beach, California.
5. Resident agrees that title to the remodeling and addition shall vest in the Mutual Corporation.
6. At the time of the unit's resale, all existing self-flashing skylights on low pitch roofs will be removed and replaced with curb-mounted skylights; escrow will be billed for this work.

As defined by the Article 11 of the Occupancy Agreement, maintenance of the roofs of residents' buildings is the responsibility of the Mutual Corporation. Skylights, however, are installed under a contract between the resident and a contractor under inspection by the Physical Property Department. Therefore, responsibility for the maintenance of skylight installations requires definition and agreement.

The diagram shows a typical skylight installation consisting of a dome to admit light, a  
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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.

#### Assignment of Responsibilities:

**Contractor:** During the warranty period, the contractor is responsible for the entire skylight installation. After the warranty period, the following responsibilities apply:

**Mutual:** The Mutual is responsible for the curbing and flashing since this will normally be changed when the building is re-roofed.

**Resident:** The resident is responsible for the skylight dome, the skylight operating mechanism, the shaft (including painting), and the ceiling grid.

#### Specifications

1. A skylight may be placed in any room of the unit when the Mutual Board determines that the attic space at the place of choice does not inhabit a particular installation.
  - a. In the kitchen and original bathroom area, a skylight may be 24" x 24".
  - b. In other approved locations, such as bedrooms, living room, or patio, a skylight shall not exceed 30" x 60".
2. All skylights must be installed in line with the existing kitchen, bathroom, living room, or patio line already on the roof. All skylights must be parallel with the roof line. Only Velux or domed clear or white or tinted dual-glazed are allowed.
3. Sola tubs are acceptable.
4. All new wood must be treated for termites. All flashing must be painted to match other flashing on roof.
5. The skylight curbing shall consist of 2" x 6" framing with a minimum 4" rise above  
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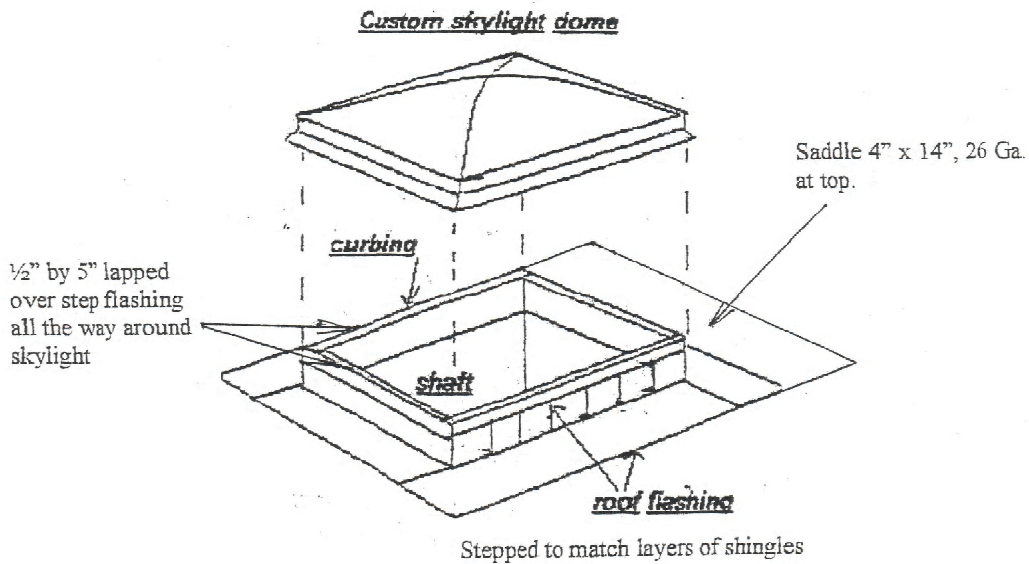
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roof sheathing.

6. All flashing material shall be at least 26-gauge galvanized sheet metal.
7. The top flashing shall be 4" x 6" and stepped to match the layers of the roof shingles.
8. Flashing that is 1/2-inch x 5" flashing shall be placed on top of the curb, lapped over the top of step flashing, all the way around the skylight.
9. Saddle at top is to be 4" x 14" 26-gauge galvanized sheet metal.
10. Only curb-mounted skylights shall be allowed in the Mutual. Self-flashing skylights are prohibited.



**MUTUAL ADOPTION**

**AMENDMENT(S)**

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12-13-84

10-12-06, 05-14-09

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