



RESIDENTIAL SKYLIGHTS

These requirements apply to building permits submitted on or after January 1, 2017.

BUILDING INSPECTION REQUIREMENTS

A building permit is required for the installation or replacement of a skylight including solar tubes. Permits are required prior to installation or replacement of such items.

The following is a listing of the general requirements for skylights based on the 2016 California Building Code, 2016 California Residential Code, 2016 California Plumbing Code, and 2016 California Energy Efficiency Standards. This brochure is intended to provide general information, contact the Building Inspection Division for any questions or additional information.

Installation Standards (CBC 102.4 and CRC R102.4)

Skylights shall be installed in accordance with the manufacturer's requirements (including new flashing).

Efficiency Standards (CEES 150.2(b)1)

When replacing an existing skylight, the newly installed skylight shall have a maximum U-factor of 0.55 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.30. New skylights shall have a maximum U-factor of 0.32 and a maximum Solar Heat Gain Coefficient (SHGC) of 0.25.

Located Near Fire-Rated Walls (DBC 2610.7)

Where openings in exterior/common walls are required to be of fire-rated construction (typically for condominiums/apartment, shared walls of townhouses, and single-family/duplex building less than 5 feet to the property line) skylights shall be a minimum of 6 feet from the wall.

Roof Slope (CBC2610.2, (CRC R308.6.8)

Skylights installed on a roof slope of less than 3:12 (25%), the skylight shall be mounted on a curb a minimum of 4 inches above the roof (unless otherwise specified by the manufacturer).

Distance to Roof-Top Vents (CPC 906.2)

Operable skylights shall be located a minimum of 10 feet from all plumbing vents or the vent shall terminate 3 feet above the skylight. Operable skylights shall be a minimum of 3 feet from any environmental air vent (i.e. stove hood, bathroom fan, etc.)

Distance Between Skylights (CBC 2610.6)

In apartments and condominiums, plastic skylights shall be a minimum of 4 feet from each other, unless:

- The skylights are located within the same room or space and the maximum area of the skylights is 100 square feet (measured within the curb), or
- The building is equipped throughout with an automatic fire sprinkler system.

Smoke and Monoxide Alarms (CBC 907.2.11, CRC 314.3, CRC 315.1)

Smoke alarms shall be installed per manufacturer's installation instructions in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. All battery powered smoke alarms shall have a 10-year battery.

Carbon monoxide alarms shall be installed per manufacturer's installation instructions in each area/hallway adjacent to sleeping rooms, each bedroom containing (or opening to a bathroom containing) a fuel burning appliance, each story of the building, and any basement. Carbon monoxide alarms are not required if there is no fuel-burning appliances and where the garage is detached from the house.

PERMIT PROCESS

Building Permit Review

1. Building permits for skylights are available on-line at www.cccounty.us/apc or at the Application and Permit Center.

Inspections

2. For skylight installations that require the modifications to the ceiling or roof framing, two inspections are required. The framing and insulation should be scheduled after the framing has been completed and before the skylight is installed. The final inspection should be scheduled after all work is completed.
3. For skylight installations that do not require modifications to the framing (i.e. solar tubes), one final inspection is required after all the work is complete.

Building Permit Application Requirements

- A completed Building Permit application
- If modifications to the ceiling or roof framing are required, provide three copies of a framing plan showing the size and spacing of existing rafters & ceiling joists; show all necessary new work.
- If any prefabricated roof trusses are to be cut, provide stamped and signed engineering calculations, plan(s), and details.