



RESIDENTIAL SKYLIGHTS

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2023

BUILDING DIVISION 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 such items.

Following is a listing of the general requirements for skylights based on the 2022 California Building Code, 2022 California Residential Code, 2022 California Plumbing Code, and 2022 California Energy Efficiency Standards. This brochure is intended to provide general information, contact the Building Safety Division for any questions or additional information.

Installation Standards (CBC 107 and CRC R106.1.2)

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

Efficiency Standards (CEES 150.2(b) and CEES Table 150.1-A)

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.

Newly installed skylights shall meet the following efficiency ratings based on the cumulative area:

| Cumulative Area of Installed Skylights | U-Factor | SHGC |
|--|--------------|--------------|
| ≤16 square feet | 0.55 maximum | 0.30 maximum |
| >16 square feet | 0.30 maximum | 0.23 maximum |

Tubular skylights with a maximum of 3 square feet in area and containing dual-panel diffusers are not required to meet U-factor and SHGC values. (CEES 150.1(c)3A Exception 1)

Located Near Fire-Rated Walls (CBC 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 (CBC 2610.2, 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 Carbon Monoxide Alarms (CBC 907.2.10, CRC R314 and R315)

Smoke alarms shall be installed on the ceiling or wall (between 4” and 12” of the ceiling) in all sleeping rooms, each area/hallway adjacent to sleeping rooms, each story of the building, and in any basement. Smoke alarms shall be replaced 10 years after the date of manufacture listed on the alarm (if no date is listed the alarm shall be replaced). Newly installed smoke alarms shall have a 10-year battery.

Carbon monoxide (CO) alarms shall be installed on the ceiling or wall (above the door header) in each area/hallway adjacent to sleeping rooms, each occupiable story, and within a bedroom if the bedroom or attached bathroom contains a fuel-burning appliance. CO alarms are not required if there is no fuel-burning appliance or fireplace in the house and where the garage is detached from the house.

Smoke alarms and carbon monoxide alarms are required to be listed by the California State Fire Marshal. To confirm if a certain device is listed, refer to the following web page:
http://osfm.fire.ca.gov/licensinglistings/licenselisting_bml_searchcotest

PERMIT PROCESS

Building Permit Review

1. Upload plans at [E-OneStop Online Services](#). Please choose Building Project if there are modifications to the framing. Please choose Minor Building Permit - Residential Skylight if there are no modifications to the framing.

Inspections

2. For skylight installations that require the modifications to the ceiling or roof framing, two inspections are required. The framing and insulation inspection 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 of the work is complete.

Building Permit Application Requirements

- ☐ A completed Building Permit Worksheet application (available at the One-Stop Permit Center or on-line at Sunnyvale.ca.gov). - *only one copy of this item needed*
- ☐ An approval letter from the Homeowner's Association (if applicable).
- ☐ If modifications are made to the ceiling or roof framing, provide three copies of a framing plan showing the size and spacing of existing rafters and ceiling joists and the framing of skylight well, including gypsum board, and wall framing.
If any prefabricated trusses are cut, provide engineering calculations and details. Where rafters, and/or ceiling joists are cut, double rafters and ceiling joists adjacent to skylight are required.
- ☐ Fee _____