

Rancho San Joaquin

Shingle Roof Project: How Will Existing Skylights Be Handled During Re-Roofing?

Over the years since RSJ was built in 1974-75, some homeowners have installed skylights on the roof over their home.

Note: Maintenance and repair of an existing skylight are **the homeowner's responsibility**. Homeowners must contact their own vendor, and not FirstService Residential, to repair or maintain their skylight – *even if the skylight was installed by a previous owner*.

Also **before** adding a new skylight to a home, the homeowner must have a structural engineer assess the new location & opening and create engineering drawings. You must also apply for a city of Irvine building permit and inspection, as well as submit an [HOA Architectural application](#) with the manufacturer's product specifications, skylight measurements, and engineering drawings. See page 3 for more details.

Finally, all skylights on our incline shingle roofs must be a **curb-mounted skylight**. This is required for a city of Irvine permit. Also, anything other than a curb-mounted skylight – such as a self-flashing skylight – will invalidate our roof warranty from our shingle manufacturer CertainTeed, as CertainTeed requires that skylights installed on our shingle roofs must be a curb-mounted model. (*Self-flashing skylights are for low-slope (flat) roofs, not steep incline roofs like ours.*)

Advantages of Curb-Mounted Skylights

Compared to other types of skylights such as a self-flashing model, curb-mounted skylights are leak-proof and don't have as many opportunities for water to seep into the home. Also, when homeowners need to replace their skylight in the future, it does not require re-flashing the skylight, thus reducing the installation cost.

During our shingle roof project, here is how existing skylights will be handled:

Shortly before re-roofing begins for a building, Fontaine's inspector will assess any existing skylights on the roof to determine their condition.

If the skylight is in good condition and is a curb-mounted model:

- When re-roofing begins, our Fontaine crew will carefully remove the skylight, clean it, then store it in a safe location.
- When the roof is replaced, our crew will re-install the skylight with new weather-stripping, screws, and neoprene washers. **This is at no charge to the homeowner.**

If the skylight is cracked, in poor condition, or is not a curb-mounted skylight:

- Fontaine's inspector will take photos of the skylight's current condition and location, then provide the photos to the homeowner with details on why their skylight needs to be replaced.
- Fontaine will then provide the homeowner a cost proposal for an equivalent, replacement curb-mounted skylight from [Kingspan](#) (formerly Bristolite), a well-regarded and leading manufacturer of skylights.
- Once the homeowner approves the proposal and pays for the new skylight, Fontaine will place the order for the skylight.
- Since the new skylight will take 4-5 weeks to arrive, our Fontaine crew will temporarily re-install the old skylight when the roof is replaced. Our crew will return to install the new skylight when it arrives. **The installation, again, is at no charge to the homeowner.** ++

++ *When installing the replacement skylight, if there is no existing curb surrounding the skylight opening, Fontaine will need to spend additional time and materials to construct a new curb that is required for the new skylight. Fontaine's labor & materials cost to construct the curb will be billed to the homeowner.*

Can I place my own order for a replacement skylight from a different company instead of going through Fontaine?

A homeowner may order their own replacement skylight. However, the homeowner will assume full responsibility to ensure that the correct size and type of skylight will be ordered.

Also, **the homeowner must pay for the installation of the replacement skylight, including any additional retrofit costs**, should the homeowner order an incorrect size or type of skylight. *Fontaine must install the replacement skylight – the homeowner will not be allowed to hire their own vendor for the installation.* This is to prevent damage to our new roof which can be caused by the homeowner's vendor.

For these reasons, we recommend that the homeowner have Fontaine place the order for their replacement skylight.

Can I add a new skylight to the roof by placing an order from Fontaine roofing and have them install it?

Yes, however *before* you submit an HOA architectural application for the new skylight...

You will need to first hire a structural engineer to assess the proposed location for the new skylight and the size of the opening. Fontaine can't just cut a new opening in the rafters that support the roof.

An engineer will need to ensure the proposed location will not adversely affect the roof structure. The engineer will also determine if the opening will need to be structurally framed to support the roof.

The engineer will then create an engineering drawing of the location and size of the opening. With the drawing, Fontaine can then create a cost proposal for the new skylight along with the labor and material costs for the new opening and installation. (*Drawings are also required for the city of Irvine permit.*)

Once you receive the engineering drawings and cost proposal from Fontaine for the new skylight, you will need to attach the drawings and manufacturing specifications for the new skylight to your architectural application, as well as submit the drawings for the city of Irvine permit.