

# Foster Tower

## FLOORING POLICY

House Rules Article IV. Use of Residential Limited Common and Common Elements G. Noise and Nuisances 2. Noise and Nuisances Specific Rules g. Noise on Hard Flooring states: "Any owner replacing carpeted flooring with solid flooring is required to install approved sound barrier membrane."

For the homeowners who have the desire for hard floor surfaces (ceramic or porcelain tile, natural stone, hardwood and laminate) other than the original installations, the Board of Directors has developed standards to achieve a level of sound impact insulation consistent with a multi-unit condominium.

Since materials change from day to day, please consult your contractor or architect. For any homeowner who wishes to install floor surfaces other than carpeting in the main living areas of studios or living rooms and bedrooms of one-, two- or three-bedroom units, the following procedures shall be met:

1. At owner's expense, a field test study is required and must be submitted to the management office. The cost of producing the sample and field-testing shall be at the owner's expense.
2. A field test result equal to or exceeding the following shall be necessary for approval: sound impact insulation class (IIC) of 62 or greater for the combined floor/ceiling assembly proposed.
3. The engineer's field test report on the proposed materials shall be provided to the management office with sufficient lead-time for the Board of Directors to consider the request for approval of the installation PRIOR to the commencement of work.
4. All materials or procedures used shall include submittals and installation drawings and shall be submitted to the management office PRIOR to the commencement of work.
5. NO WORK MAY COMMENCE UNTIL A NOTICE TO PROCEED IS PROVIDED TO THE OWNER BY THE MANAGEMENT OFFICE.
6. All installations shall be photo-documented at the completion of each flooring layer (e.g., after the subfloor is installed, after the sound abatement membrane is installed, after the flooring product is installed). Photographs will be taken, by management, of each interval PRIOR to the completion of the subsequent interval of the work.

The Association wishes to inform owners that padded carpeting provides the best noise and sound insulation (IIC 75-85). If an owner chooses to install a hard surface floor covering, it is highly recommended that the owner consider using sound pacifiers, including area rugs and/or rubber, plastic or Teflon chair-, table- and furniture tips to further reduce the potential for sound transmission through the new flooring to nearby apartments.

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## FLOORING POLICY CHECKLIST

Apartment number: \_\_\_\_\_

Date of request: \_\_\_\_\_

Date reviewed by Board: \_\_\_\_\_

Person requesting modification: \_\_\_\_\_

Tel: \_\_\_\_\_

Contractor performing modification: \_\_\_\_\_

Tel: \_\_\_\_\_

Flooring materials proposed: (please list every layer in the proposed flooring system): IIC Rating: Photo documented? Date:

Flooring materials proposed: (please list every layer in the proposed flooring system):	IIC Rating:	Photo documented?	Date:
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Total IIC Rating for ceiling/floor assembly proposed:

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Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Board's Decision:

Approved as proposed

Date: \_\_\_\_\_

Not approved

Date: \_\_\_\_\_

Approved with following restrictions:

\_\_\_\_\_

Comments:

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_