

Title: Flooring Within Units

Purpose: To protect Homeowners right to a quiet home environment by working to minimize the noise problem between units.

- I.** All the condominium units were initially finished with wall-to-wall carpeting and padding in the living areas (living room, dining areas, hallways and bedrooms) to attenuate the noise. Changing the floor covering from carpet to a hard surface significantly reduces the Impact Insulation Class (IIC) rating to well below the minimum rating of 65 and increases the amount of reverberant noise in the unit which is transmitted through the common floors/ceilings.
- II.** The IIC is an integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation—for any flooring installed in any unit where another unit is below. ***A minimum sound quality of under layment of 65 IIC is required.*** This certification must be presented to the Board, or their representative, before any flooring is installed. This policy does not apply to units that have no other unit beneath them.

Homeowners who have flooring installed without board permission will be required to replace it with the appropriate IIC rating. In this case the flooring must be replaced immediately.

- III.** A Homeowner wishing to replace their flooring shall submit to the board, a written report with a certification that meets the minimum IIC rating as specified herein. The Board will provide the Homeowner with an approval/disapproval letter within 15 days of receiving the homeowners request letter.