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## **HARDWOOD & LAMINATE FLOORING MODIFICATION REQUIREMENTS**

Section 5.10 of the Declaration of Condominium states, in part:

"Hard and/or heavy surface floor coverings, such as tile, marble, wood, and the like will be permitted only in foyers, kitchens and bathrooms or as otherwise installed by the Developer. Installation of hard surfaced floor coverings . . . (other than by the Developer) or in any other areas are to receive sound absorbent, less dense floor coverings . . . the installation of any improvement or heavy object must be submitted to and approved by the Board of Directors, and be compatible with the overall structural design of the building . . . Any use guidelines set forth by the Association shall be consistent with good design practices for the waterproofing and overall structural design of the Building. Owners will be held strictly liable for violations of these restrictions and for all damages resulting therefrom and the Association has the right to require immediate removal of violations."

Section 10.2 of the Declaration of Condominium states, in part:

"No Unit Owner shall make any addition, alteration or improvement in or to the Common Elements, the Association Property, his Unit or any Limited Common Element without the prior written consent of the Board of Directors of the Association . . . The Board may condition the approval in any manner including, without limitation, retaining approval rights of the contractor to perform the work."

### **Requirements for the Underlayment of Hard Surface Materials**

The preferred material would be an engineered wood flooring because of its design flexibility and durability. Laminate is much thinner than most hardwoods and made from low, medium, or high-density board and is considered noisier than hardwood. Soundproof underlayment is a type of material that is applied over the subflooring. Common underlayment materials are cork, vinyl, rubber, and foam. These materials are dense and offer good sound isolation and impact deadening (footsteps). Therefore, the most important consideration in the installation of flooring is the underlayment that protects the flooring against moisture and reduces the amount of noise transmitted to a neighbor. Because the subfloor is made of concrete, either a glue down or floating floor must be installed. Further, the installation **must** have a water vapor barrier.

#### **Pay close attention to the back of the flooring.**

If a floor is being installed without a pre-attached underlayment, the underlayment selected should have a water vapor barrier. However, if the underlayment does not have such a barrier, a 6mm or thicker vapor barrier material applied to the subfloor or underlayment must also be installed in accordance with the proper manufacture specifications.

Extra underlayment should not be added if a flooring is chosen that already has underlayment attached. Having too much cushion can destroy the integrity of the locking system and cause the floor to become unstable. Flooring with a pre-attached underlayment on a cement subfloor, must also have a water vapor barrier installed to prevent moisture from seeping up through the subfloor. Vapor underlayment protects the flooring from any moisture that could seep up from the cement subfloor. Do not use a vapor barrier that has extra cushioning. Since any new flooring is being installed over a concrete subfloor, a 6mm poly underlayment must be used.

**All flooring installations must meet the minimum STC (Sound Transmission Class), IIC (Impact Insulation Class), and vapor barrier requirements.** The manufacturer's specifications **must** be attached to the Alteration/Modification Request Form or it will not be approved. Always follow the manufacturer's instructions for sound control and vapor barrier installation and ensure minimum requirements are being met.

#### **Requirements for and types of sound control material to be used depending on the type of installation:**

- Underlayment Minimum Requirements for STC and IIC are:
  - ✓ Second Floor – STC 70/IIC 70
  - ✓ First Floor – STC 55/IIC 55 (Building Code)
- 6mm or thicker vapor barrier material applied to the subfloor or underlayment with an adhesive approved by the manufacturer
- Wood flooring with an acoustic backing
- Sound control padding, loose laid under a NWFA floating subfloor system
- A 5-in-1 underlayment pad is highly recommended due to its acoustic and water vapor ratings
- Sound deadening board applied with an adhesive approved by the manufacturer

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