

Residences at Windward Passage Noise Mitigation Requirements When Installing a Hardwood or Tile Floor

1. Background Information

In selecting flooring for any Residences at Windward Passage Condominium it is important to recognize that the materials selected may have an impact by way of noise to units below and adjacent to that unit, such as walking, dropping items, moving chairs, etc.

2. Project Requirements

Installation of any flooring in a RWP condominium requires that the homeowner complete and submit an application for construction. In addition to the requirements spelled out in the application for construction any homeowner planning to install hard surface flooring such as hardwood or tile must meet the requirements outlined below.

3. Submission of Design Approach and Laboratory Impact Isolation Tests

Once an owner has selected the type of flooring which they desire to install and prior to purchasing materials or beginning construction an application for construction must be submitted accompanied by the following items:

- a. A detailed description of the type of flooring to be installed, the underlayment to be provided and the exact manner and material to be utilized in affixing the flooring materials in place (fasteners that penetrate the concrete slab are not permitted). All materials to be used including their composition and thickness must be described.
- b. A test report for the chosen material from a nationally recognized independent acoustical testing laboratory clearly showing a minimum of IIC-50 rating for the proposed materials over a 6-inch concrete floor (without any suspended ceiling installation in the unit below).

No construction shall be permitted until this information is submitted and approved by the Board of Directors. In the event the construction is commenced prior to approval and does not meet the aforesaid standards, the material so installed shall be removed at the Owners expense.

4. Responsibility

The actual acoustical performance and structural integrity of the system depends upon the total composition of the floor assembly and the quality of the hard surface flooring being installed. The performance is the Owners responsibility and therefore, even if the material used was approved by the Board of Directors, the acoustical performance of the flooring system remains the responsibility of the Owner.

Therefore, the Owner of a neighboring unit may require that the floor be tested to determine if it meets the FIIC-50 standard. If the floor fails the test the installing unit must pay for the test and make necessary modifications to bring the floor into compliance. If the floor passes the test the complaining owner must pay the expense of the test.