

## LITW II - Second Floor Flooring Policy

**Flooring Request** – A request to install any type of floor covering, on any portion of the second floor, including the patio on the 2<sup>nd</sup> floor must be received by the BOD using the LITWII ARC Form. A review of all materials, and all related material are to be reviewed by the Board of Directors at a meeting called for this specific item. Flooring requests for second floor units are covered in the LITW Declaration under Section 11.2 Paragraph D, #6 (Page 18) and states the following:

All units above the ground floor shall always have floors covered with wall-to-wall carpeting, **except in kitchens, bathrooms, foyers, and balconies**. Substitute floor coverings with **substantially equivalent sound deadening qualities**, may be used only with the prior written approval of the Board of Directors.

The phrase “**Substantially equivalent sound deadening qualities**” has led to some concerns and discussions around this meaning and definition. Past flooring requests have created issues when flooring request for 2<sup>nd</sup> floor units are submitted.

The IIC Ratings (Impact Insulation Class) – impact sounds such as footsteps, dropped objects, or furniture movement across the floor, and STC ratings (Sound Transmission Class), which pertains to airborne noise, include voices, radio, and television, are all impacted by **3 major factors**

- A. The **Subfloor** between the 2<sup>nd</sup> and 1<sup>st</sup> floor
- B. The type of **floor covering**
- C. The type of **underlayment** for the floor covering selected.

During the research the BOD has learned that one of those factors the (**Subfloor**) which is the same throughout all our 2<sup>nd</sup> floor Buildings (*except 4881, 4925, 4931 Lake Waterford Way West and 5000 Park Lake Drive*) has these components separating the two floors.

- 1. Floor covering
- 2. Underlayment
- 3. Dry Pack – 5/8 inch thick (Similar to Quickcrete)
- 4. Sheet of OSB Board 5/8” thick
- 5. Wood Truss –
- 6. Top Hat (Bracket)
- 7. Ceiling – Drywall 5/8” thick
- 8. Popcorn Spry Coat
- 9. Paint.

In essence, the thickness of the materials between the Subfloor is 15/16<sup>th</sup> (@ 2 inches of materials) to deaden the sound. There is no significant amount of insulation or concrete other than the 5/8” inch Dry Pack, OSB board, and Drywall.

Subfloors with (**6 inches or more**) of concrete and **insulation between floors** offer a substantially higher rating when other floor coverings and underlayment’s are used. Some materials on the market can provide IIC/STC sound ratings in the 66 to 72 range.

As our **Subfloors in our original four-plexes** have neither the 6” inch concrete or additional insulation between floors as other Condominiums and Apartments may have installed during construction, the higher range of 66 to 72 is significantly reduced and cannot be achieved.

Most of the previous floor installations on the 2<sup>nd</sup> floor (other than carpet and padding) have resulted in complaints over the years from lower unit owners, complaining about the increased level of noise coming from the 2<sup>nd</sup> floor as a direct result of floor installations other than carpeting.

**Future Floor Request** – the BOD has been provided a complete overview of the existing sub - floor, within the LITWII Condo Association. The various levels of sound transmission, sound ratings, underpayments, floor coverings, and the impact of sound between units have been discussed at previous meetings over the years. The BOD agreed that all future floor change requests, continue to require BOD approval before any flooring change be permitted. In addition, the Board will continue to limit the areas of the floor request to those as outlined in the LITW II Declaration as described in the declaration (Kitchen, bathroom, entryway and terrace}. Other living areas such as dining room, hallways, and bedrooms, would not be permitted. Approvals would also require that unit owners be required to purchase the highest underlayment pad with an IIC rating between 68 and 72, to provide maximum sound deadening protection between floors when requests are received to change flooring in the kitchens, bathrooms, entryway and terrace. Documentation of the purchase of the proposed materials will be required to be provided to the Board.

**On September 11, 2019, the following motion was unanimously approved “I move that the Board limit the exception to carpeting in buildings other than 4881, 4925, 4931 Lake Waterford Way West and 5000 Park Lake Drive to the areas as outlined in our documents (Kitchen bathrooms, foyers, and balconies), and that the underlayment material carry the higher STC/IIC sound ratings of 66 to 72 if a request is made to change the flooring in these excepted areas. Lower end underlayment materials will not be approved. In addition, other living areas (Bedrooms, Dining rooms, Hallways, Dens or offices, will always remain carpeted with a thick padding, and requests to install other floor materials, will be denied. Failure to abide by this policy may result in a fine of \$100 and require the owner to remove the unauthorized flooring and replace it with authorized materials at the owner’s expense.”**

**On March 10, 2021, the policy was amended to include carpeting as a type of floor covering.**

**For buildings: 4881, 4925, 4931 Lake Waterford  
Way West and 5000 Park Lake Drive.**

**Flooring Request** – A request to install any type of floor covering, on any portion of the second floor, including the patio on the 2<sup>nd</sup> floor must be received by the BOD. A review of all materials, and all related material are to be reviewed by two Board members as allowed by Board policy, or, in the case of disagreement by the two Directors, by the Board of Directors at a meeting with an agenda item for this specific request. Flooring requests for second floor units are covered in the LITW Declaration under Section 11.2 Paragraph D, #6 (Page 18) and states the following:

All units above the ground floor shall always have floors covered with wall-to-wall carpeting, **except in kitchens, bathrooms, foyers, and balconies**. Substitute floor coverings with **substantially equivalent sound deadening qualities**, may be used only with the prior written approval of the Board of Directors. The phrase “**Substantially equivalent sound deadening qualities**” has led to some concerns and discussions around this meaning and definition.

In addition, other living areas (Living rooms, Dining rooms, Hallways, Dens or offices), will be considered for approval provided that the underlayment material carry the higher STC/IIC sound ratings of 66 to 72. Lower end underlayment materials will not be approved.

Requests to install other floor materials in areas above the bedroom of a lower unit, will be denied. These areas are to remain wall to wall carpet with underlayment padding that allows for the highest level of sound proofing.

Approvals would require that unit owners be required to purchase the highest underlayment pad with an IIC rating between 68 and 72, to provide maximum sound deadening protection between floors when used in the kitchens, bathrooms, entryway and terrace. Documentation of the purchase of the proposed materials will be required to be provided to the Board.

**On September 11, 2019, the following motion was unanimously approved “ I move that the Board limit the exception to carpeting in buildings 4881, 4925, 4931 Lake Waterford Way West and 5000 Park Lake Drive to the areas as outlined in our documents (Kitchen bathrooms, foyers, and balconies), and any 2<sup>nd</sup> floor rooms that are not situated above 1<sup>st</sup> floor bedrooms, and that underlayment material carry the higher STC/IIC sound ratings of 66 to 72 if a request is made to change the flooring in these excepted areas. Lower end underlayment materials will not be approved. Living areas that are situated above 1<sup>st</sup> floor bedrooms will always remain carpeted with a thick padding, and requests to install other floor materials, will be denied. Failure to abide by this policy may result in a fine of \$100 and require the owner to remove the unauthorized flooring and replace it with authorized materials at the owner’s expense.”**

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