

**EAST BLUFF UNIT NO. 4 COMMUNITY ASSOCIATION
BOARD OF DIRECTORS**

**GUIDELINES FOR INSTALLATION OF
HARD FLOORING**

**Board Guidelines for the Installation of Hard Flooring
Within Condominium Units**

- I. Area to Which These Guidelines Apply. These Guidelines apply to upper floor models. These guidelines do not apply to exterior surfaces including the balcony, entry-deck, stairs, and landings.
- II. Application Requirement. Owners are required to submit an architectural application for the Board's review and consideration and receive written approval from the Board prior to altering, modifying, or installing any hard surface flooring within a Living Unit governed by these Guidelines.

The architectural application for the Flooring System (defined below) shall include specifics of the materials to be installed, description of the method of installation, references to types of acoustical underlayment on top of the sub-flooring, and specifics to the type of flooring which includes an indication that installation shall not be in direct contact with the surrounding walls.

- III. Flooring System. All enclosed floor areas within the Living Unit should be covered by a surface flooring material and sound insulating underlayment ("Flooring System"). The Flooring System and installation methods selected by upper level condominiums may impact what neighbors hear as you, your family, and your guests walk, move, or drop items within your Living Unit.
- IV. Guidelines for Selection of Flooring. The City of San Diego requires that common party walls of habitable areas of attached residential units be rated for sound. The common floor/ceiling assemblies shall also comply with a minimum impact rating in addition to the sound rating.

Impact Isolation Class ("IIC") is a system for rating the ability of a structure to isolate impact noise (i.e., footsteps, and other vibrational disturbances). Normally used in reference to floor and ceiling constructions, the IIC method utilizes whole positive numbers for rating purposes.

Sound Transmission Class ("STC") is a single number rating for describing sound transmission loss of a wall or partition. A rating system designed to facilitate comparison of the sound transmission characteristics of various architectural materials and constructions.

An Owner's selected Flooring System should have a IIC rating of 50 or higher and a STC rating of 50 or higher.

STC and IIC rating are single-numbered ratings which are arrived at through testing the transmission loss of a wall or a floor/ceiling assembly at octave-band frequencies and then fitting the results into a preset curve. The higher the STC or IIC rating, the better the sound and vibration performance of a partition.

- V. Space for Acoustical Strip. A 0.25 inch gap should be left around the perimeter of all acoustical underlayment to allow for the installation of an acoustical strip between the underlayment and the vertical wall.
- VI. Compliance with Governing Documents. The Flooring System and use of the Flooring System shall at all times comply with the Association's Governing Documents including, the CC&Rs and Rules and Regulations related to noise and nuisance. Any complaints received by the Board regarding a Flooring System shall be investigated in a reasonable manner and addressed in accordance with the Association's enforcement policy.
- VII. Compliance with State and Local Requirements. The Flooring System shall meet the State of California Building Standards Code and San Diego County Building Codes requirements within residential spaces for both airborne sound isolation and impact isolation.