

Bouchelle Island II Association
November 13, 2016

A committee was established on October 26, 2016 to evaluate standards for the installation of wood or tile floors. In the past a small minority of units have installed alternative floor coverings in the area of required carpet as specified in the Condominium Documents:

Declaration Of Condominium
Of
Bouchelle Island II, A Condominium

- 16.9 Weight and Sound Restriction. Hard and/or heavy surface floor coverings, such as tile, wood, etc., will be permitted only in kitchens, bathrooms and first floor units. All other areas are to receive sound absorbent, less dense, floor coverings, such as carpeting. Use of a hard/or heavy surface floor covering in any other location must be submitted to and approved by the Board and must meet applicable structural requirements.

Since the use of laminate flooring has become popular in recent years, it was the Committee's task to determine if there are guidelines to ensure that unit owners do not encroach upon the sound restrictions of other Unit Owners.

Building Codes and Testing

"Impact sound is produced by forces applied directly to the structure or partition. The most common example of this is people walking on the floor above, but things like chairs scraping along the floor and the thump of people ascending/descending stairs are also prevalent in multi-family buildings." ref 1.

The *Florida Building Code* has adopted requirements that serve as a minimum achievable result. This however may not satisfy neighboring occupants:

SECTION 1207 SOUND TRANSMISSION

1207.3 Structural-borne sound.

Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492. ref 2.

However our Condominium documents have the requirement for carpet. The Structural Building Component Association and Carpet and Rug Institute have published papers on the impact sound and how determine levels of sound. The Structural Building Component Association have a two tables 18.1.2 and 18.1.3, to calculate the amount of sound transferred based upon construction of the buildings. The tables determine that our buildings made of wood construction produce a rating of 59 to 62. This exceeds the Florida Building Code of 50. ref 3. and 4.

Conclusion

Based up on the above mentioned resources this committee recommends that an Impact Class(IIC) of 62 be the standard for all future non-carpet floor coverings. The submittal process is as follows:

1. Submit to the Property Manager, a "Floor Covering Variance Form" and all test results and technical data from the manufacturer with IIC ratings for Board review and vote.
2. Submit photos of each room with the sound barrier in place
3. Upon installation of final floor product, have a Board Member inspect the process in intervals to document the installation.

References

1. The Construction Specifier, January 2015, "Designing for Sound Insulation in Multi-family Living"
2. Florida Building Code, 2014 Version, "Chapter 12"
3. Structural Building Component Association, "Section 16 Sound Transmission"
4. Carpet and Rug Institute, "Acoustical Characteristics Of Carpet" Technical Bulletin

FLOOR COVERING VARIANCE FORM

REQUEST FORM

Submit to Property Manager

Date_____

Name_____

Address_____

Phone_____

Email_____

STEP 1. MATERIAL DESCRIPTION

Manufacturer Name_____

Product/Material Name_____

IIC Rating_____
(supply technical data and installation)(Minimum IIC of 62)

STEP 2. SOUND BARRIER INSTALLTION

Date of Photographs_____

Rooms Photographed_____

Date Property Manager Received Photographs_____

STEP 3. FINAL FLOOR PRODUCT INSTALLATION

Date of Final Installation_____

Board Member_____

NOTES

Approved/Date _____