

**HARD SURFACE FLOOR COVERING SPECIFICATIONS FOR ASTOR VILLA  
HARD SURFACE INSTALLATION AGREEMENT FORM**

No hard surface flooring may be installed unless the unit owner’s designer, architect or contractor has certified in writing that **THE PROPOSED INSTALLATION WILL MEET OR EXCEED THE FOLLOWING:**

No hard surface flooring (e.g. wood, marble, tile, etc.) may be installed in any part of any unit unless such flooring is installed over an underlayment which causes the floor assembly to yield a Field Impact Installation Class (FIIC) rating of at least fifty-nine (59) when tested in accordance with American Society of Testing Materials Designation E-1007-84 (“Field Measurement of Tapping Machine Impact Sound Transmission Through Floor Ceiling Assemblies and Associated Support Structures”), with classification to be in accordance with ASTM designation E-989-84 (“Determination of Impact Insulation Class”).

All systems must be installed in accordance with the manufacturer’s details and materials, including perimeter isolation.

- The Building Engineer will inspect the first layer of plywood or product to insure compliance with the proposed installation system. He will then send the Management Company a copy of his inspection. A written approval by the Management Company is required before proceeding.
- After installation, felt chair pads or their equivalent must be used on movable chairs and ottomans. Area rugs or runner should be used on high traffic walkways.
- Soft soled shoes are recommended on hard surface flooring to help prevent “clicking” sounds.
- Any noise nuisance complaints by neighboring homeowners must be made, in writing to the Management Company.

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Any unit owner who wishes to install a floor covering other than carpet must sign this form stating that they understand and will comply with the requirements for hard surface floor coverings.

Please attach this form to spec sheets from the underlayment barrier’s manufacturer, documents that the aggregate installation system used will meet the 59 FIIC sound rating.

In consideration of Astor Villa Condominium Association’s approval for installing a floor covering other than carpet, I agree that the floor covering will comply with the above state requirements.

_____ UNIT OWNER	_____ UNIT #	_____ DATE
_____ CONTRACTOR		

## **HARD SURFACE FLOORING SOUND DISPUTES**

The owner or occupant of any unit located below a unit having hard surface flooring may, by written notice to the Board of Directors, request that the compliance of such flooring be investigated. It is at the sole discretion of the Board to implement the following procedure:

Unless the Board determines that the flooring was installed prior to April 1, 2009, or that the flooring's Field Impact Insulation Class rating has previously been tested pursuant to these rules and found to be in compliance with these rules, the Board shall request that the complaining unit owner or occupant deposit with the Association an amount equal to 100% of the estimated cost of testing the Field Impact Insulation Class rating of such flooring.

Upon receipt of such deposit, the Board shall engage in independent acoustical consultant to test the Field Impact Insulation Class of said flooring, and the complaining owner/occupant of the unit containing the hard surface flooring shall cooperate fully with such consultant in testing the Field Impact Insulation Class rating of the flooring. The determination of the consultant shall be final and binding on all parties.

If the Field Impact Insulation Class rating of the flooring is found by the consultant to be in compliance with these rules, then the full cost of the testing shall be borne by the complaining owner or occupant out of the deposit held by the Association. If the Field Impact Insulation Class rating is found by the consultant not to be in compliance with these rules, then the complaining owner's or occupant's deposit shall be fully refunded; the owner of the non-complying unit shall pay the full cost of the testing; the owner of the non-complying unit shall pay a fine as determined by the Board; and the owner of the non-complying unit shall bring the unit into compliance with these rules within thirty (30) days of the issuance of the test results or be subject to legal action by the Association to enforce these rules.

**THE BOARD HIGHLY RECOMMENDS THAT THIS TEST BE DONE BEFORE INSTALLATION IS COMPLETE AND THOROUGHLY DOCUMENTED AS TO PREVENT ANY SUCH PROBLEMS FROM DEVELOPING AT A LATER DATE.**