

HARD SURFACE FLOORING GUIDELINES

MORNINGSIDE CONDOMINIUMS

June 23, 2016

Current rules state “all carpet and floor coverings in the unit are the responsibility of the unit owners. The association, other than in entryways, bathrooms, laundry/storage rooms and kitchens must approve installation of hard surface flooring.”

All Morningside units have six-inch (6”) slab concrete floors. Hard surface flooring installed in areas, other than entryways, bathrooms, laundry/storage rooms and kitchens must meet the following two flooring “Industry Standards” regarding noise transmission:

- **S.T.C. (Sound Transmission Class)** refers to airborne sound impacting any surface, including ceilings, walls, and floors, such as television, radio, stereo, voices, music, etc. which can transmit to a unit below or beside. **An S.T.C. rating of 73 or higher is required at Morningside.**
- **I.I.C. (Impact Insulation Class)** refers to any sound impact on the surface of the floor that can transmit and cause intrusion to the unit below or beside, including footsteps, dropped objects, furniture sliding/rolling across the floor, percussion instruments, (drums, piano, organ) etc. **An I.I.C. rating of 73 or higher is required at Morningside.**

It is the responsibility of the unit owner, the vendor of the flooring material and/or the installation contractor to provide Morningside with the documentation regarding the material, installation method that will be used, and the S.T.C. and I.I.C. ratings of the system. Additional information is provided on the Work Authorization Remodel/Request Form, and said form must be completed, and approved by the association, prior to beginning of installation.

Additional information, and Work Authorization Forms are available from the manager, and at the Morningside Maintenance Office on the lower level of the clubhouse.