

**Scottsdale Shadows VII**  
**Installation of new flooring**

**1. Introduction**

Our CC&Rs require owners to maintain sound conditioned flooring, changes to which must be approved by the Board of Directors which has adopted minimum sound reduction standards, there are 2 widely used measures:

- i. **Sound Transmission Class (STC)** a numerical rating indicating **airborne** sound reduction (voices, TV etc.)
- ii. **Impact Isolation Class (IIC)** indicating **impact** sound reduction (footsteps; objects dropped, knocked over etc.)

The Association has set a **minimum** rating for each as follows: **STC: 70, IIC: 70**, the higher the number the better. Hard floorings e.g., laminate, vinyl plank, varieties of tiles and woods have such ratings, as do compatible underlayments. **Top flooring and underlayment combined must be rated 70 or above on each standard.**

**2. Approval and Verification Procedure**

- i. Owners planning to change flooring must submit their proposal to the RCI Receptionist and receive written approval from the Board of Directors before commencing work. It must include a description of the flooring and a spec. sheet giving the STC/IIC ratings for both top flooring and underlayment.
- ii. Once approved, the owner is responsible for verifying to the Board's satisfaction, that the proposed flooring or, if different, flooring that still meets or exceeds both standards was installed. After installation, please submit photos as follows:
  - a. A single photo of each room (or area) re-floored showing the underlayment in place, partially covered with the chosen flooring (we suggest 25% to 50% coverage.)
  - b. A photo of the flooring box and underlayment roll showing them to be the items proposed. In the event of a late change, in addition to the photo(s), new product spec. sheets will be required.
  - c. If not already clear from above photos, a 'big picture' photo showing that the environment in which the flooring boxes reside (or the flooring is being laid) is the owner's Shadows condominium.
- iii. Once new flooring is in place, please send photos to [scottsdalshadows7@gmail.com](mailto:scottsdalshadows7@gmail.com). If you wish to provide photos, please put them in the RCI mailbox drop, Attention Michael Brooke, Association VII and include your building and unit# along with your contact information in each case.

**3). Dispute Procedure**

Because a noise dispute is between neighbors, we ask that each first makes a good faith effort to resolve it before approaching the Board. If no agreement is reached after demonstrable effort, the Board will assist. If the owner re-flooring has fully complied, the Board will Mediate, this involves each party allowing the other to make a visit to their unit with Mediators. If found to be noisy, a typical Board requirement will be that the owner put down area rugs/runners. If the alleged noisemaker is fully compliant, they will not be asked to take any action without Mediation. If non-compliant, they will be required to take immediate action without Mediation with one caveat: should they still claim to have met the flooring standards, they will have 2 business days to demonstrate compliance by photographic or physical evidence (a purchase invoice alone is not acceptable).

**Two final points:**

- i. Although our documents do not currently require flooring in kitchens, bathrooms and hallways be sound conditioned, **we strongly recommend you adhere to the 70+ STC/IIC standard** as you are much more likely to avoid a noise complaint.
- ii. Even if you meet or exceed Association standards, bear in mind our thick concrete floors do transmit certain types of noise which, with hard flooring, could mean you may be asked to take further action after Mediation even though you have fully complied.

Board of Directors  
Scottsdale Shadows VII

04/06/21