

Scottsdale Shadows PROJECT AND CONTRACTOR REGISTRATION FORM

FLOORING INSTALLATION ADDENDUM Scottsdale Shadows Requirements and Certification Transmitted Sound Level Reduction

1. Introduction

This form is in addition to the standard contractor form. Changes to flooring must be approved by the Board of Directors allowing at least 5 business days for the approval process. Violation of this policy may result in substantial fines.

This flooring contractor form must be signed by the owner of the unit. The signatures certify that the form has been read and understood and the flooring installation complies with Association requirements.

To ensure that all materials purchased comply with Association requirements, the Board strongly encourages that this form be shown to the salesperson and contractor.

2. Sound Suppression Rating

- 2.1. To ensure the comfort of all residents, Association CC&Rs require owners to maintain sound-conditioned flooring in all areas except kitchens, bathrooms, utility rooms (laundry rooms), and hallways if your Association documents allow. The sound reduction measurement used is **Impact Insulation Class (IIC)**, indicating **impact** sound reduction (footsteps, objects dropped, knocked over etc.)
- 2.2. A **minimum** rating has been set **at IIC 70**, with a higher number being better. Hard floorings, i.e., laminate, vinyl plank, varieties of tiles and woods, have such ratings, as do compatible underlayment. **The top flooring and underlayment combined must be rated 70 or above.**
- 2.3. When purchasing a flooring installation, it is important that the material impact sound suppression be rated for 8" concrete floor construction with no ceiling assembly. **Do not use a material with specification with a drop ceiling.**
- 2.4. Note that it is very difficult to meet the IIC 70 requirement with tile floors.

- 2.5. Please Note: Carefully read ALL the fine print when looking at flooring material IIC impact noise transmission specification. The buildings DO NOT have drop ceiling construction. The floors and ceilings are on opposite sides of 8-inch-thick precast concrete slabs. Many flooring material sound isolation specifications are written with a drop ceiling as part of the specification.
- 2.6. Although our documents do not currently require flooring in kitchens, bathrooms, and hallways to be sound conditioned, **we strongly recommend you adhere to the 70+ IIC Standard** as you are much more likely to avoid a noise complaint.
- 2.7. 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.

3. Approval and Verification Procedures

- a. Owners planning to change flooring must submit their proposal to the RCI Maintenance Office and receive written approval from the Association Board of Directors before commencing work. It must include a description of the flooring and a spec sheet giving the IIC ratings for both top flooring and underlayment.
- b. The Board requires the following Flooring Registration Form to be signed by the Unit Owner. As with any construction, Board approval is required before any work is started.
- c. When flooring other than carpet with padding is to be installed: A copy of the manufacturers' specifications of the proposed materials must be attached to this form.
- d. 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:
 - i. A single photo of each room (or area) re-floored, showing the underlayment in place, partially covered with the chosen flooring (we suggest 25-50% coverage).
 - ii. 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.
 - iii. If not already clear from the 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 Scottsdale Shadow's condominium.

FLOORING REGISTRATION FORM

Owner and Contractor understand and agree that liability for damage to RCI or Association Property (Common Areas/Common Elements) caused by a contractor, owner or their respective agents shall be the sole and joint responsibility of the Owner and Contractor. An Owner doing work in their unit is considered a Contractor.

BUILDING: _____ UNIT: _____ ASSOCIATION: _____

OWNER NAME: _____ OWNER PHONE: _____

CONTRACTOR NAME: _____

CONTRACTOR ADDRESS: _____

CONTRACTOR PHONE: _____

PROJECT MANAGER: _____ PROJECT MANAGER PHONE: _____

START DATE: _____ ANTICIPATED COMPLETION DATE: _____

DESCRIPTION OF NEW FLOORING

IIC Rating Top Flooring _____ Specification Sheet Attached? Yes

IIC Rating Underlayment _____ Specification Sheet Attached? Yes

OWNER

I, _____ certify that the flooring installation that is other than carpet with padding, meets Association requirements that the impact sound level reduction is IIC 70 or greater with the building construction described in this document.

OWNER SIGNATURE _____

Unit _____ Building: _____

PRINT NAME _____ DATE: _____

ASSOCIATION BOARD APPROVAL* (Board approval acknowledges that all information provided by the Unit Owner meets the requirements for concrete slab installation without a drop ceiling. The Association is not responsible for any information incorrectly provided.)

APPROVED BY: _____

PRINT NAME: _____ DATE: _____

Board Position: _____

* Owners and contractors are responsible for ensuring compliance with City of Scottsdale requirements for licensing and permitting.