

Guidelines for Flooring Materials

The Architectural Review Board (ARB) has needed to clarify the portions of the CC&Rs that relate to the acceptable choices for flooring, particularly for floors that directly overlie another resident, because Section 4.3 of the CC&Rs are insufficient. In doing so, the ARB has tried to be consistent with the intent of the policy, to minimize the noise transmitted to residents in the lower units, without undue additional restrictions on residents in general.

In keeping with that intent, the vast majority of floor area on such floors must remain carpeted, with adequate carpet padding. There are three areas, however, in which such carpets would create problems: the kitchen, the downstairs bathroom, and the small vestibule area just inside the front door, all of which are at times subject to substantial water exposure, and need to be easier to clean. Residents in such units are allowed to replace the existing flooring materials in such areas with "Hard surface" flooring (defined as hardwood, bamboo, linoleum, Marmoluem, cork, Pergo or other similar materials, but *not* tile), provided that:

- i) flooring in all locations is installed in a "floating" configuration, on sound insulating underlayment materials such as cork, foam or equivalent materials, which provide minimum Sound Transmission Class, or "STC" ratings AND Impact Insulation Class, or "IIC" ratings of at least 54;
- ii) flooring in the entryways can extend from the primary front door to the transition from entryway to hallway, but cannot extend through the "side" door to the stairs;
- iii) flooring at ALL locations must be installed such that transitions from one area to another do not exceed the differentials as outlined in the California Building Code :

CBC 1124B.2 & CBC 1133B.7.4

Level change in the accessible route between 1/4" and 1/2" must be beveled at 1:2 max slope. Changes in level greater than 1/2" shall be accomplished by means of a curb ramp, ramp, elevator, platform lift, or provide equally convenient, alternative accessible route.

As always, the ARB should review any such renovations or improvements prior to the work being performed – these guidelines should not be interpreted as permission to pursue such projects without ARB approval.