

SOUTHWINDS AT THE MOORINGS ASSOCIATION, INC.

STATEMENT OF ASSOCIATION POLICY

EFFECTIVE DATE: April 20, 2021

SUBJECT: Underlayment requirement for condo flooring repair/replacement

POLICY: Solid flooring repair or replacement in *any* condo unit (first, second or third floor) must use **WHISPERMAT**, **WHISPERMAT HW** or **ETERNITY LVT** soundproofing underlayment products as applicable depending on the type of hard flooring material. Furthermore, inspection of installed underlayment is *required* by Association Management **prior to** installation of any floor covering.

The Southwinds Condo documents (Section 11.2.C.5) state the requirement that sound control underlayment *must* be used in second and third floor units by owners who install any hard surface flooring in areas, other than the kitchen or bath, to ensure that impact noises are not transmitted into other units. Though not originally required by our documents, due to a history of problems and owner complaints over time about noises transmitted from other units, the ARC has encouraged (but not previously required) the use of adequate underlayment *even in first floor units* to reduce noise transmission from the garage spaces below the condo units.

Further, several years ago, the BOD endorsed a specific requirement pertaining to underlayment quality as documented on the ARC Request Application form and in the Contractor Rules as follows:

“Any flooring repair or replacement on second or third floors of the Condo buildings requires the use of **WHISPERMAT** underlayment products for noise reduction. Inspection of installed underlayment is required by Association Management **prior to** installation of any floor covering”.

*[Note: The **WHISPERMAT** product is applicable for tile, marble, or like stone flooring; **WHISPERMAT HW** is the applicable product for engineered hardwood, parquet or laminate flooring.]*

At the April 20, 2021 SW BOD meeting, the BOD approved two updates to this flooring policy which will apply to all future hard surface flooring replacement/repair, effective beginning with the summer construction season starting on May 15, 2021:

- 1.) As flooring materials have advanced, there is now an additional underlayment product family called **Eternity LVT Underlayment** that is for use under *LVT luxury vinyl flooring* to preserve the LVT warranty. This is an approved underlayment for laminate, engineered hardware or LVT luxury vinyl flooring material.
- 2.) As a result of complaints over time from first-floor units, the BOD approved expanding the requirement for use, including inspection, of the above-listed underlayments to apply also to hard flooring repair/replacement **in all first floor condo units.**

Reference Source: Southwinds BOD Meeting Minutes, April 20, 2021