

# Guidelines for Floor Replacement

When replacing flooring, including, tile, laminate, wood, or carpet, the following specifications must be met:

**Objectives of these Specifications**

- Compliance with Florida Building Code
- **Maintain peace & tranquility... (per wording in By-laws)**

**Requirements:**

- When replacing any flooring in upper floors of the association, the new flooring must comply with Florida Building Code: Section 1207 Sound Transmission, repeated below:
- In addition
  - any wood or laminate flooring must have a minimum of a 1/4" of sound deadening cork installed between the subfloor and the new floor
  - any tile flooring must have cement board installed between the subfloor and the new floor
- **Proof of conformance with the code is the responsibility of the owner replacing the flooring. Testing results, by a certified contractor, must be submitted to the Association upon completion of the flooring replacement.**

Florida Building Code : Section 1207 Sound Transmission	<p><b>1207.1 Scope</b></p> <p>Scope. This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units and sleeping units or between dwelling units and sleeping units and adjacent public areas such as halls, corridors, stairways or service areas.</p> <p><b>1207.2 Air-borne sound.</b></p> <p>Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for air-borne noise when tested in accordance with ASTM E90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.</p> <p><b>1207.2.1 Masonry.</b></p> <p>The sound transmission class of concrete masonry and clay masonry assemblies shall be calculated in accordance with TMS 0302 or determined through testing in accordance with ASTM E90.</p> <p><b>1207.3 Structure-borne sound</b></p> <p>Floor/ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, when tested in accordance with ASTM E492.</p>
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**Guidelines: Following are recommendations that will make for a quality flooring replacement project:**

- Sub floor should be leveled. This may entail removing the existing sub-floor and leveling the floor joists first.
- Subfloor should be at least 5/8" thick
- Subfloor should be screwed to the joists