

**MORNINGSIDE CONDOMINIUM ASSOCIATION
RULES REGARDING FLOOR COVERING
SUMMER 2007**

Current rules stat “all carpet and floor covering in the Unit is the maintenance responsibility of the Unit owners. **Installation of hard surface floors other than entry ways, bathrooms and kitchens must be approved by the Board**, in order to effect and maintain reduction of noise to units below.” Work Authorization/Remodel Request Forms are required by condo owners and can be obtained from the property management company.

All Morningside condos have six-inch (6”) slab concrete floors. Hard surface flooring installed in areas other than entry ways, bathrooms or kitchens must meet the following two-flooring “Industry Standards” regarding noise transmission:

- A) S.T.C. (Sound Transmission Class) refers to airborne sound impacting any surface, including ceilings, walls and floors. Such as television, stereo, radio voices, music, etc. that can transmit to a unit below/beside. **An S.T.C. rating of 50 or higher is required at Morningside.**

- B) I.I.C. (Impact Insulation Class) refers to any sound impact on the surface of the floor that can transmit and cause intrusion to the unit below/beside, including footsteps, dropped objects, furniture sliding/rolling across the floor, percussion music instruments (drums, piano, organ), etc. **An I.I.C. rating of 60 or higher is required at Morningside.**

It is the responsibility of the condo owner, the vendor of the floor covering material and/or the installation contractor to provide Morningside with the documentation regarding the material, installation method that will be used, and the S.T.C. and I.I.C ratings of the system. Additional information and Work authorization/Remodel Forms are available from the Morningside property management company and at the Morningside Maintenance Office in the lower level of the clubhouse. Please call 303-758-4355.