

REQUEST FOR ACTION

To	The Collection Board of Directors				
Subject	Request for inspection				
Preparer	Unit #4202				
Date	7/18/2019	For Board	x	Action	Info

EXECUTIVE SUMMARY

We are experiencing hollow, clacking, sharp sounds, and other impact noises similar to a hard object striking the floor, coming from the ceiling area of our unit, in ALL rooms, throughout the day, and sometimes during the quiet times (10:00 pm to 7:00 am). This has been occurring since our move in date, January 16, 2016.

If any flooring changes were made to unit above us, it is assumed that the owner abided by the AOOU Bylaw "10.5.1 Written Submission of Request for Approval and Requirement of Board Action."

It is also assumed the Board abided by AOOU Bylaw "10.5.3 Board May Impose Reasonable Conditions. The Board may impose reasonable conditions on its approval of any such request including, without limitation, requiring (i) changes or amendments to the request, including changes or amendments designed to minimize the potential effects of such additions or alterations on Owners or occupants of other Units, ... Without limitation to the foregoing, the Board may, as a condition to approving any request to install tile, hardwood, or similar hard surface flooring, require the Owner to install subfloor padding or acoustical insulation." See attachment for the definition of noise restrictions on residential unit floor coverings, as described in the **DECLARATION OF CONDOMINIUM PROPERTY REGIME OF THE COLLECTION**

We would like to request an informal visit by at least three (1) member of the Building, Grounds & Design Review Committee, a member of the Management team, and any other individual that has knowledge in this area to confirm that the floor covering in the unit above us meets the standards set forth by the AOOU, in accordance with the Association Policy 100 – Governance section 3(c), Building, Grounds & Design Review Committee, "The Committee's responsibilities, include: ... (v) Investigating complaints and violations of design controls and recommending action to the Board and Management;"

RECOMMENDATION

RATIONALE

Exhibits	Index	Title
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(If applicable)	1	DECLARATION OF CONDOMINIUM PROPERTY REGIME OF THE COLLECTION, ARTICLE 16. ALTERATION OF PROJECT, (section) 16.3 Noise Restrictions on Residential Unit Floor Coverings.

FOR BOARD USE ONLY											
CERTIFICATE OF BOARD ACTION											
<input type="checkbox"/>	Approved	<input type="checkbox"/>	Declined	<input type="checkbox"/>	Noted	<input type="checkbox"/>	Returned	<input type="checkbox"/>	Deferred	<input checked="" type="checkbox"/>	Withdrawn
Stipulations											
Coordinating Instructions											
Distribution Instructions											
Withdrawn at the request of the preparer on 08/24/20.											
Recording Secretary	Desmond Oliveira			Action Date	08/24/20	RFA No.	13-2019				

DECLARATION OF CONDOMINIUM PROPERTY REGIME OF THE COLLECTION

16.3 Noise Restrictions on Residential Unit Floor Coverings. As a condition to the installation, repair, alteration or replacement of any surface floor coverings in a Residential Unit, the Unit Owner must provide the Board with written evidence that, as installed, the new floor covering will mitigate sound transmission with a minimum Sound Transmission Coefficient (STC) Acoustic Standard of STC-55 and an Impact Isolation Class (IIC) rating of IIC-55 or such other rating as the Board shall have determined is required to prevent unreasonable sound transmission through the type of flooring that will be installed. Following installation of any such approved hard floor covering, the Owner will provide the Board with written confirmation from the installer that the material specified in the Board's written approval was duly installed and that as installed, such flooring meets the minimum standards set forth above. The Board shall have the right to require that any hard surface floor covering installed without the Board's prior written approval or not in conformity with the minimum standards in this paragraph shall be removed at the Unit Owner's expense.