



FLOORING & NOISE GUIDELINES

Guidelines issued by the Owners Corporation Strata Plan 64622: Floor Coverings other than carpet with specified underlay, pursuant to By-law No 6.

It should be noted that arguably the ONLY floor which can be normally relied upon to meet acoustic standards is carpeting with the specified underlay.

Any installation of a hard floor involves considerable risk for the owner.

- a. the onus to control and reduce appropriately and suitably the transmission of noise that might unreasonably disturb another owner or occupier.

- b. the responsibility of complying with the by-laws, remains with the Owner and any Occupier. As an Owner or Occupier, you are obliged to give appropriate consideration to your neighbours and the following behaviours, by way of example, should only be exercised with appropriate circumspection particularly with regard to the time of day/night:
 - dragging chairs without felted tips across uncarpeted floors (using rugs and felt tips may help)
 - walking about in stiletto heels
 - sound levels from sound systems, TVs etc and particularly base sound ("doof, doof" noise!)

Different wall types and ceiling cavities can have a significant acoustic affect. Two otherwise identical floors with identical insulation in two different locations could, and quite possibly will, have different results.

Polished Concrete Floors

Polished concrete floors are not permitted.

General requirements

Where an Owner or Occupier of a Lot proposes to install a floor surface and sound proofing material other than carpet with specified underlay, the following procedure must be followed:

1 Document the following

- 1.1 the type of flooring and sound proofing material proposed.
- 1.2 the location of the flooring and sound proofing material.
- 1.3 a sworn statement confirming that underlay will be used to comply with the requirement of meeting the acoustic standard of at least equal or lower than 55 Ln, Tw.

2 Provide the submission to the Building Manager on behalf of the Executive Committee and the Owners Corporation for prior written approval. The Building

Manager, the Executive Committee and Owners Corporation may withhold approval or give it conditionally or unconditionally in its absolute discretion. Any conditions must be complied with by the Owner or Occupier of the Lot.

3 During the installation of the flooring system the Owner or Occupier must ensure that inspections are made by the Building Manager on behalf of the Executive Committee and the Owners Corporation of the installation as it proceeds and that these will become part of the written verification. It is an important requirement that the Owner or Occupier ensures that the Building Manager particularly inspects the insulation after it is laid and before the flooring covers the insulation.

4 When the installation of the flooring system is complete, the Owner or Occupier of the Lot must provide written verification in a form satisfactory to the Building Manager on behalf of the Executive Committee and the Owners Corporation that the floor system has been installed in accordance with manufacturers' procedures and the by-laws and the guidelines.

Standard

Hard floors in Altair must achieve the standard of **at least equal to or lower than 55Ln, Tw.**

Rating – insulation

The installation of any floor surface and sound proofing material other than carpet and specified underlay must deliver the standard of at least equal to or lower than 55Ln, Tw. Insulation products that generally meet that standard for wooden floors include

- Regupol Sonus Curve 8
- Regupol Sonus Core 5
- Vibramat 5mm Acoustic

Tile floors require different underlays. Use of the underlays noted above is no guarantee of achieving the required acoustic standard. Please consult the Building Manager before selecting underlay for any hard flooring BUT it is entirely the lot owner's responsibility to achieve the required acoustic standard.

Overriding Obligation

Meeting a standard, whether acoustic or otherwise, prescribed in these guidelines or in any by-law does not:

- (i) mean that an owner will necessarily achieve appropriate and suitable reductions of noise transmissions that might unreasonably disturb another owner or occupier***
- (ii) exonerate or excuse an owner from an ongoing obligation to reduce appropriately and suitably the transmission of noise that might unreasonably disturb another owner or occupier.***