

**AOAO Hard Flooring Approvals**

Updated 11/23/19

**House Rules**

(j) Additions to or alteration of an apartment made within such apartment or within a limited common element appurtenant to and for the exclusive use of the apartment, except for owners of a one bath/one-bedroom units in respect to hard flooring in the area specified below, shall require written approval by the Board and such percentage, number, or group of apartment owners as may be required by the Declaration or Bylaws. Owners using a contractor must review and complete the Contractor Work Rules, attached hereto as Exhibit "D-1" and by this reference incorporated herein. Replacement of any hard flooring requires the installation of underlayment that aids in the reduction of noise/vibration transfer and requires written approval by the Board through the Renovation Review Process. Revised 08.31.17

(k) One bath/one-bedroom units may install hard flooring in the area extending out from the front of the leading edge of the bathroom vanity a distance approved by the General Manager. Any other new hard flooring, such as tile or hardwood floors, extending beyond the parquet floor in the entry, kitchen, baths and storage closets, as originally designed, must include the installation of underlayment that aids in the reduction of noise/vibration transfer and requires written approval by the Board. Details of the proposed hard flooring installation, underlayment being used, and a diagram of the total area where hard flooring is being installed must be submitted to the Association for review before beginning any work. Approval is through the Renovation Review Process and owners should check with the AOA Office for explanation of the Renovation Review Process. Before seeking written approval by the Board, units located on floors 2 through 12 shall (i) obtain the written approval of the owner(s) of the apartment units immediately below their unit and also adjacent their unit, using a form to be provided by the General Manager, and (b) deliver a fully executed consent form to the General Manager along with the Contractor Work Rules and product specifications. The form shall state that the consenting owner(s) agree to provide a true copy of the consent to any purchaser of an interest in the affected unit. The purchaser or the agent of the purchaser shall acknowledge that the installation of hard flooring has been approved by the Association.

**Conditions**

Contractor to apply a soundproofing material underneath the hard floor surface, with a minimum IIC rating of 45, that will be applied to the area described in the diagram provided by the Owner/Contractor. Contractor to provide pictures of the soundproofing material and technical specifications, stating the IIC rating to be kept on-file. Contractor to schedule AOA to do an inspection of the underlayment installation.

This will help to limit the noise impact on any surrounding units. In the scope of work, the Contractor must specify the type of soundproofing material being applied prior to the installation of the new hard floor surface.

If those conditions are met, AOA will sign off on the additional hard surface flooring that extends out from the bathroom vanity into Unit.

Unit \_\_\_\_\_

General Manager	Date
Chief Engineer	Date
Owner's Signature	Date
Contractor's Signature	Date