

24. The Board of Directors comments/decisions on the use of ceramic tile or wood/wood laminate in condominiums is as follows:
- (a) The Empress Board of Directors is strongly opposed to the use of ceramic tile or wood/wood laminate on floor areas other than those floor areas originally allowed and tiled by the builder. An exception to this is condominiums #101, #102, #103, #104, #205, #306, #307, #308 and #309 which are not over other condominiums.
  - (b) The noise transmission from ceramic tile or wood/wood laminate created by the condominium occupants from everyday usage is difficult to eliminate from the condominium below. For this reason, it is recommended that condominium owners submit requests to the Empress Board of Directors for permission to use ceramic tile or wood/wood laminate in their condominiums.
  - (c) Condominium owners, receiving approval to install ceramic tile or wood/wood laminate in their condominiums must install such over an underlayment. For ceramic tile an underlayment equal to or better than Membrane Sam TM 3-90 MIL Anti-Crack and Soundproof and installation with NS97 Primer. (Which is defined as a material used as an underlayment over a 6 inch concrete slab, with an Impact Insulation Class (IIC) rating of 70 or above, or a Sound Transmission Class (STC) of 67 or higher), that is adhered to the floor with multi-purpose mastic. Wood/wood laminate flooring must be installed over Floor Muffler Premium Grade Polypropylene Foam or an equivalent with IIC rating of 74 or above and a STC rating of 73 or higher. Prior to installation, and at least twice during installation, the building manager or a member of the Empress Board of Directors must inspect the material being used and its installation.
  - (d) Even with Board approval, the new tiles may create a nuisance and allow noises that disturb other occupants. Our documents state that no unit owner or occupant shall make or permit disturbing noises that interfere with the rights or comforts of other unit owners or occupants. The Board of Directors and the Association are not responsible for any subsequent complaints or lawsuits against owners with new ceramic tile or wood/wood laminate.
  - (e) Unit floor areas that require underlayment are any and all areas on which ceramic tile or wood/wood laminate are to be installed.

*(Updated January 11, 2024)*