

Empress Condominium Association, Inc.

9600 S. Ocean Drive

Jensen Beach, FL 34957

Office phone (772) 229-3003

Fax (772) 229-1889

empresscondo@bellsouth.net

CERAMIC TILE REQUIREMENTS

Schedule "A" to By-Laws, Rules and Regulations Section 24 addresses the procedures and requirements for the installation of ceramic tile (this rule has been expanded in the past to include any hard surface floor). You will notice that the Rule states that ½ inch cork must be used for an underlayment in selected areas of the unit. The Board of Directors is aware that there are new products entering the market all the time, which may be superior to cork in their sound deadening abilities. The Board asks that you submit some documentation showing that the product you are going to use is superior to cork, (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.

Attached is a page on the use of ceramic tiles as well as an update of the By-laws which includes requirements for installation of wood/wood laminate flooring. Please read the attachment and become familiar with the process. Take note of Paragraph 3, which calls for inspections prior to and during installation.

If you have any questions or comments, please feel free to contact the Association office Monday through Friday, 9:00 a.m. to 2:00 p.m. or call (772) 229-3003. Thank you.

Howard DaCosta, LCAM
Property Manager

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 other than those who cannot tolerate carpet (because of serious medical problems caused by the carpet, such as allergies and asthma) submit requests to the Empress Board of Directors for permission to use ceramic tile 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 tile.
 - (e) Unit floor areas that require underlayment are: all living room and dining areas, all master suites, bedrooms and den areas, including adjacent closet areas. The areas originally tiled by the developer did not have a cork underlayment and any repair and/or replacement of this area does not require underlayment. Optional areas that may not have been tiled are: kitchen and breakfast nook area, utility room area, entrance hall area (between foyer and kitchen), A/C and entrance hall closets, and, where applicable, the small hall and linen closet area between the utility room and the main hall. If these optional areas are subsequently tiled, then an underlayment is not required.

(Updated March 17, 2016)