

HVV HOA Floor Replacement Rules FAQs

HIDDEN VALLEY VILLAGE OWNERS ASSOCIATION [HVVOA] RULES, REGULATIONS, POLICIES & PROCEDURES, Paragraph 5.3 Unit Flooring Replacement Guidelines

Reference: [HVVHOA Operating Rules Document](#)

Q: Why doesn't Operating Rule 5.3 just specify an **STC or IIC rating** instead of a specific type of underlayment material (rubber-based material of 2mm thickness)?

A: It is important to understand that Impact Insulation Class (IIC) and Sound Transmission Class (STC) ratings are based on laboratory tests not for individual components of a flooring assembly, but for the whole floor/ceiling structure, from the surface of the floor covering material in the upper unit all the way to the ceiling in the unit below. As in the lab, STC and IIC performance in the real world is highly dependent on the materials and methods used in the construction of a building.

- STC and IIC test results are highly dependent on floor configuration
 - Reinforced concrete slab vs wood joist
 - Sheetrock attached directly to joists vs decoupled with resilient channel or equivalent
 - Subfloor thickness and attachment method
 - Underlayment materials
 - Flooring material and installation methods
- Flooring manufacturers' STC and IIC ratings are misleading because they are based on laboratory testing of a specific floor configuration which typically result in favorable ratings
 - ASTM standards govern test procedures, but floor configurations are selected by the manufacturers
 - Usually tested on concrete slab floor with ceiling sheetrock mounted on resilient channel (not representative of Hidden Valley floor construction)
 - Ratings will drastically overpredict performance of products when used on HVV floor configurations (2x8 dimensional lumber joists on 16" centers, T&G plywood subfloor, 5/8" sheetrock nailed directly to joists), lightweight concrete on 2nd level subfloor)
 - Configuration-specific testing is the only way to obtain accurate performance ratings for a product applied on HVV floor configuration
- The Delta IIC rating is only relevant for concrete slab floor structures (there is no equivalent test standard for wood floor structures). Also Delta IIC ratings are not available for most floor products
- Bottom Line: **STC and IIC ratings are accurate only for the specific floor configuration tested by the manufacturer**

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Q: Foam and cork underlayment materials seem to be much cheaper and more readily available than rubber materials. Why is a **rubber-based underlayment material** required by Rule 5.3?

A: Rubber-based underlayments perform significantly better in IIC and STC than cork, foam or other less dense underlayment materials

Q: I own a lower unit. Why do I need to install the **same underlayment as an upper unit**?

Sound transmission between adjacent units on the same level is a prevalent issue at Hidden Valley. The same flooring replacement requirements apply to all units in the complex to ensure consistent mitigation of floor impact sound transmission as flooring materials are replaced in HVV units.

Q: The new flooring product I selected for my condo includes in **integrated sound reduction layer**. Why do I need to install a separate rubber-based underlayment material beneath it?

A: Flooring Rule 5.3 specifies the same underlayment under all hard floor installations to ensure a consistent minimum sound isolation standard regardless of the floor product the owner selects. If the product you select includes sound reduction material, then your floor will tend to be quieter than the minimum standard which will benefit both you and your HVV neighbors.