



ROSSMOOR

WALNUT CREEK

6/29/21

HARD SURFACE FLOORING POLICIES (INTERIOR)

Hard surface flooring is any flooring consisting of tile, travertine, slate, hardwood, laminate and bamboo or similar products.

FIRST WALNUT CREEK MUTUAL

Ground/lower floors - **Allowed** as long as liability release form is signed.

Upper floors – **Allowed** as long as materials or combination materials result in an IIC rating greater than 40 will be permitted in the entry alcove, bathroom(s) and kitchen only upon presentation of manufacturer's or industry – accepted testing results verifying such a rating. All other areas must have carpet. (Living room, dining room and bedrooms).

SECOND WALNUT CREEK MUTUAL

Ground/lower floors – **Allowed** as long as liability release form is signed. Flooring allowed on two story townhouses with signed liability release form.

Upper floors – **Not Allowed***. Only sheet vinyl linoleum or LVP is allowed at the entry alcove, bathroom and kitchen. All other areas must have carpet. (Living room, dining room and bedroom)*Tile allowed in bathrooms as long as **Detail 102.1** followed.(see attached) LVP – Luxury vinyl plank flooring

THIRD WALNUT CREEK MUTUAL

Ground/lower floors - **Allowed**

Upper floors – **Allowed** at the entry alcove, kitchen, bathrooms and utility room only. All other areas must have carpet

FOURTH WALNUT CREEK MUTUAL

Ground/lower floors - **Allowed**

Upper floors – **Not Allowed**, Sheet vinyl linoleum or resilient plank vinyl flooring allowed at the entry alcove, kitchen and bathrooms only. All other areas must have carpet.

FIFTH WALNUT CREEK MUTUAL

Ground/lower floors – **Allowed**

Upper floors - **Allowed** with provision that installation method includes but not limited to a floating floor system, with no fasteners to the floor structure, with a minimum ¼” expansion space left around the perimeter of the room(s). The IIC be equal to or greater than 76 and certified by an Acoustical Engineer. Flooring product and installation procedure must be submitted with application.

MUTUAL EIGHT

Ground/lower floors – **Allowed**

Upper floors - **Not Allowed**, Sheet vinyl linoleum or resilient plank vinyl flooring allowed at the entry alcove, kitchen and bathroom(s) only. All other areas must have carpet.

MUTUAL TWENTY TWO

Ground/lower floors – **Allowed**

Upper floors – **Allowed** at the entry alcove, kitchen and bathroom(s) only. All other areas must have carpeting.

MUTUAL TWENTY NINE

Ground/lower floors – **Allowed**

Upper floors – **Allowed** at the entry alcove, kitchen and bathroom(s) only. All other areas must have carpet

MUTUAL THIRTY

Ground/lower floors – **Allowed**

Upper floors – **Allowed** at the entry alcove, kitchen and bathroom(s) only. All other areas must have carpet.

MUTUAL THIRTY NINE

Ground/lower floors – **Allowed**

Upper floors - **Allowed** at the entry alcove, kitchen, bathrooms and utility closet. All other areas must have carpet.

MUTUAL FORTY

Ground/lower floors - **Allowed**

Upper floors - **Allowed** at the entry alcove, kitchen, bathrooms and utility closet. All other areas must have carpet

MUTUAL FORTY EIGHT

Ground/lower floors – **Allowed**

Upper floors – **Allowed** at the entry alcove, kitchen and bathroom(s) only. All other areas must have carpet.

MUTUAL FIFTY

Ground/lower floors - **Allowed**

Upper floors - **Allowed** at the entry alcove, kitchen, bathrooms and the utility closet. All other areas must have carpet.

MUTUAL FIFTY FIVE

Ground/lower floors - **Allowed**

Upper floors - **Allowed** at the entry alcove, kitchen, bathrooms and the utility closet. All other areas must have carpet.

MUTUAL FIFTY NINE

Ground/lower floors – **Allowed**

Upper floors – **Not allowed**

MUTUAL SIXTY EIGHT

Ground floors – **Allowed**

Upper floors – **Allowed** at the entry alcove, kitchen, hallway and bathroom(s) only. All other areas must have carpet.

MUTUAL SEVENTY

Ground floors – **Allowed**

Upper floors – **Allowed** at the entry alcove, kitchen and bathrooms. All others areas with a verified manufactures specification meeting an IIC rating of 74. Installation criteria must be met. Submit documentation.

MUTUALS 28, 56 AND 65

All manors are ground level units and hard surface flooring is allowed throughout.

Second Walnut Creek Mutual Ceramic Tile Floor/Ceiling Assembly Detail 102.1

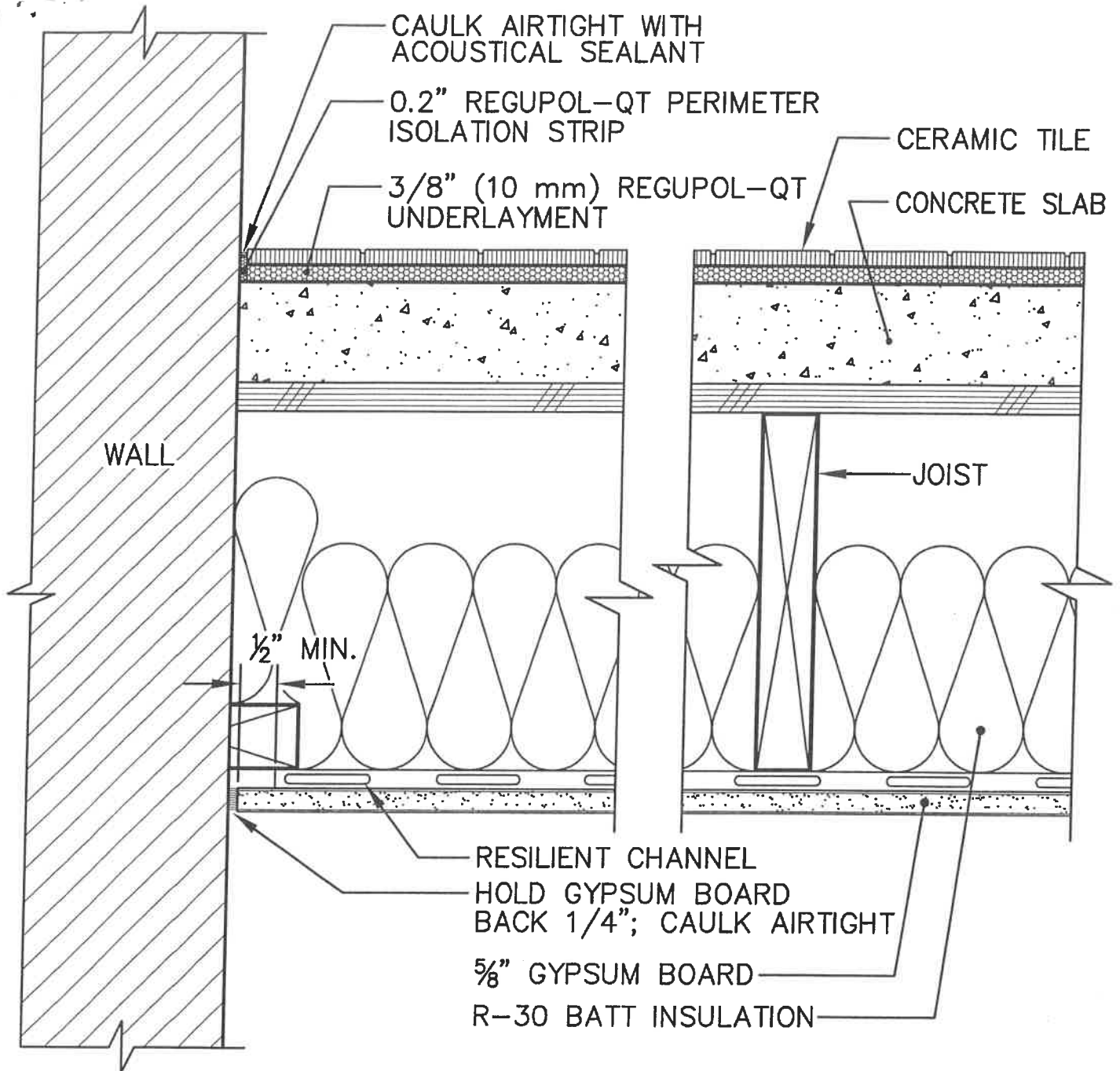
At bathrooms, where the lower unit does not have a furred down ceiling on independent ceiling joists, ceramic tile over 10-mm-thick Dodge- Regupol-QT resilient underlayment shall be used. The installer must strictly conform to the manufacturer's installation instructions. To achieve the Market Rate criterion, it will be necessary to install resilient channels in the bathroom of the lower unit. The installation process for resilient channels is as follows:

1. Remove the existing gypsum board from the bathroom ceiling of the lower unit.
2. Fill cavity with batt insulation.
3. Attach single leg resilient channels at 24-inch center-to-center spacing perpendicular to framing at 16 inches o.c. Use 16-inch channel spacing if framing is at 24-inches o.c.

Use Dietrich Industries (800/873-2443) Model RCSN resilient channels or single-leg channels that can be shown to have equivalent laboratory acoustical performance to USG RC-1 channels.
4. Use 1-inch type S Bugle Head dry wall or similar screws.
5. Attach channels with mounting flanges facing in only one direction. For walls, the gypsum board mounting flange should face upward and prepunched holes downward.
6. Hold back ends of channel ½-inch from intersecting surfaces.
7. Splice channels only at framing and overlap butt ends no more than 1-1/2 inches. Screw attach through both flanges.
8. Locate channels a maximum of 3-inches from framing at base at base of wall.
9. Add additional framing if necessary so that channels are cantilevered no more than 6-inches.
10. Apply 5/8-inch gypsum board of maximum practical length with the long edge parallel with and centered on channels. Orienting the long edge vertically is acceptable on walls where a single sheet of gypsum board extends from floor to ceiling.

11. Fasten gypsum board using type S Bugle Head dry wall screws (or equal) of appropriate length to prevent penetration into framing. Said another way, do not screw into framing. Space screws 12-inches center-to-center in the field of gypsum board and along all edges.
12. Locate gypsum board ¼-inch from intersecting surfaces.
13. For all constructions, caulk the perimeter void full and airtight with an acoustical sealant.
14. Recessed light fixture, junction boxes, fire sprinkler pipes, and other penetrations must be sealed airtight with acoustical sealant.
15. Do not rigidly attach baseboard or other finishing trim to framing through resiliently suspended gypsum board.
16. Screw attach baseboard to channels. Gluing baseboard to gypsum board could also be considered.

Detail 102.1 shows the final floor/ceiling detail for ceramic tile floors



REGUPOL-QT PRODUCTS AND SPECIFIC INSTALLATION INSTRUCTIONS CAN BE OBTAINED DIRECTLY FROM:

DODGE-REGUPOL, INC.
 715 FOUNTAIN AVENUE
 LANCASTER, PA. 17601
 (866) 326-5712
 (717) 295-3400

LOCAL CONTACT:
 CHIP PIER
 FMP ASSOCIATES
 (925) 256-8383

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CERAMIC TILE FLOOR/CEILING ASSEMBLY

DETAIL 102.1

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 1.2.1.3, 1.2.2.1, 2.3 12.17.03