

HARD SURFACE FLOORING

The Association will allow specific types of Hard Surface flooring to be used in a new installation. A new installation is defined as putting a hard surface floor over the cement slab construction.

Types of Hard Surface Flooring: stone; ceramic; slate; granite; travertine; marble; mosaic; quarry; wood; laminate; ceramic tile.

Types of Hardwood Flooring: Hardwood flooring includes but is not limited to:

Laminated Plank flooring (sometimes referred to as "engineered"): Laminated Plank flooring (sometimes referred to as "engineered") is made in different layers or "plys" to help control expansion. The top layer of the plank is the hardwood. This ranges in thickness from about 3/32nds to about 1/4". The thicker the wear layer the more times the product can be refinished.

Below the hardwood layer there are usually two to four additional layers that are laminated together. The grain of the wood on each layer is turned in opposite directions. Expansion is controlled using this design technique (similar to the way that plywood is manufactured so that it remains stable and square).

"Pergo" style flooring (sometimes referred to as "laminate"): is made from a compressed fiberboard with a photograph of wood laminated on top. There are usually 6 boards per package. Each has a different photo on them. If you look carefully at these floors, every sixth board usually has the same picture. Because of the finish that is put on these products, they are very durable and do not scratch under heavy use. However, when water is dropped on the seams of the planks and allowed to sit, there is a possibility that puckering can occur with compressed fiber board. Puckering may not resolve spontaneously.

Solid plank flooring (not recommended): Solid plank flooring is NOT recommended for installation due to expansion problems that have been known to occur in the past. Because the downtown area is so close to water, there is a higher amount of moisture in the air than in other areas of San Diego. All wood expands and contracts with moisture. Wood floors expand across the grain (width wise). Over time, these floors have a tendency to crown (an upward arch on the board when you look across the floor) and buckle. Solid plank flooring generally comes in individual pieces that are 3" in width or less. They are manufactured out of a solid piece of wood with a tongue or groove on the sides and each end. These products have to be either glued down or nailed. If they are nailed they usually must be nailed into 3/4" plywood. Typically, a 1/2" expansion is necessary.

If a hard surface floor already exists and the homeowner wishes to add another hard surface above it, careful inspection by the Architectural Committee is required to ensure that proper installation procedures will be followed. A consultant may be called in at the homeowner's expense to ensure the installation will meet the guidelines regarding noise transference.

A hard surface floor will not be permitted over an existing hardwood floor. The hardwood floor (of any kind including laminate and composition) must be removed before the hard surface floor is installed.

ACOUSTICAL REQUIREMENTS

All hardwood floors installations must meet an IIC (Impact Insulation Class) rating of 59 or higher in order to diminish noise transference to surrounding units.

Underlayment originally installed by the developer meets all requirements. Please refer below for specifications. Cork underlayment is not an approved product.

Single ply
100% recycled rubber
10 mm thick
Regupol QT by Dodge (800.883.7780)
Adhesives as recommended by underlayment

Material Properties

Compression: 25% - 35% when tested according to ASTM F36
Tensile Strength: 100 PSI to ASTM D412
Shore A Hardness: 45-55 durometer to ASTM D 2240
Robinson Floor Test (Stress Crack Suppression Material, ASTM C 627 and using TCA Guidelines for performance levels: meets standard for light Commercial

Cork underlayment is not allowed. 10 mil Regupol material by Dodge is required as an underlayment.

All perimeter areas of the installation (where the floor meets the wall) must have either a resilient (or acoustical) caulk applied, or a perimeter isolation barrier installed to limit noise transference. The hard surface material MAY NOT abut any moldings, drywall or steel framing members within the wall. A ¼ INCH gap filled with either the acoustic al caulk or perimeter isolation barrier MUST exist

between the hard surface material and any perimeter structures. These guidelines must be strictly followed to prevent noise transference both laterally and vertically. If drywall is touching the floor, it is recommended that it be undercut.

BONDING OF THE HARD SURFACE MATERIAL

A leveling agent must be applied to the concrete surface after jack hammering or grinding is completed to physically level the concrete surface of the floor. Thoro™ and Ardex™ are popular brands of level agent that is used.

Leveling material must be left to dry overnight or until completely dry, or moisture may be trapped resulting in the formation of mold. If deep dips are being filled, these will usually not dry over night without the use of a fan. Subsequent adherent materials will not adhere properly.

A latex Portland cement mortar bond coat (e.g. thin-set mortar) is to be applied to the upper surface of the underlayment. A proper-sized trowel for the product must be used to insure a good bond between the mortar and the hard surface material. The hard surface material is to be applied to the bond coat with at least a 24 hour drying time before any grout is applied. All gaps must have a grout type consistent with flooring applied to create a unified structure. The grout **MUST NOT** abut any perimeter surfaces except for cabinetry.

Inspection by the architectural committee or its representative may be required at different stages of completion.

LIST OF CONTRACTORS

The following contractors are familiar with residential high-rises in downtown San Diego.

HARDWOOD FLOOR INSTALLATION/Jim Graham

Graham Flooring Installation
619-726-6189

GENERAL CONTRACTOR WORK/John Rondenbo
(John Rodenbo Jr. Construction)
619-247-5660

WINDOW TINTING/Jane Lyons
Expert Window Tinting
619-469-8468

HARD SURFACE INSTALLATION/Referrals provided by: Jack Pinney
Arizona Tile
858-566-5970 x138

TILE FLOORING & GRANITE COUNTERTOPS/ Afshin Tajbakesh
Afdon
858-514-8824