

Bay Club Flooring Policy

1. Background & Purpose

The Bay Club Board has updated the flooring policy to allow hard flooring in the bedrooms. Thanks to recent advancements in acoustic underlayments, hard surfaces can now meet or exceed the sound dampening of traditional carpets. This change reflects modern technology and homeowner requests, updating our previous restrictions.

2. Updated Policy

Effective July 1, 2026, hard surface flooring is permitted in all flooring areas of units. A separate acoustic underlayment is required beneath all hard surface flooring installations. The complete flooring assembly, including the required underlayment, must meet the sound standards and approval process outlined below. A flooring product's attached pad or manufacturer statement that additional underlayment is not required does not waive this Bay Club requirement.

3. Sound & Installation Standards

All hard flooring installations must meet the following requirements:

- **Required Acoustic Underlayment:**
A separate acoustic underlayment is required for every hard surface flooring installation, including products with an attached or integrated pad. The underlayment must be compatible with the flooring product and installation method.
- **Sound Performance Standard:**
The complete flooring system - flooring material plus the required underlayment - must achieve a minimum IIC (Impact Insulation Class) rating of 50 and STC (Sound Transmission Class) rating of 50, as verified by manufacturer test data for a similar subfloor to Bay Club. Product data for both the flooring and underlayment must be submitted for review.
- **Approved Products:**
Acceptable materials include luxury vinyl plank (LVP), engineered wood, ceramic tile, stone, or other comparable hard surface products. The specific flooring product, required underlayment, and installation method must be submitted to the Architectural Review Committee (ARC) for approval prior to installation.
- **Professional Installation:**
All flooring must be installed by a licensed and insured contractor, and homeowners must provide proof of licensing, insurance, and materials data sheets before work begins.
- **Area Rugs (Strongly Recommended):**
To further minimize impact noise, it is strongly recommended that area rugs or runners cover approximately 25% or more of exposed hard flooring in living rooms and other high-traffic spaces.
- **Inspection & Compliance:**
The Board of Directors reserves the right to inspect the completed flooring to verify compliance. Non-compliant installations, including installation without the required underlayment, may require remediation or removal at the homeowner's expense.

4. Rationale for Policy Update

- **Modern Soundproofing Technology:** New flooring systems used with acoustic underlayment can meet or exceed traditional carpet sound absorption levels.
- **Improved Maintenance & Longevity:** Hard floors provide cleaner, longer-lasting surfaces and reduce allergens.
- **Community Consistency:** This update allows modern hard flooring while maintaining a consistent sound-control requirement for all units.