



LAKE BARRINGTON COMMUNITY
HOMEOWNERS ASSOCIATION
64 Old Barn Road, Lake Barrington, Illinois 60010
PHONE: 847-382-1660 FAX: 847-382-2731

KITCHEN FLOORING UPPER LEVEL UNITS
VERIFICATION LETTER

DATE: _____

CONDO ASSOC. #: _____

UNIT OWNER'S NAME: _____

UNIT OWNER'S ADDRESS: _____

This letter is verification that a sound barrier product with a Delta IIC rating per the Condo Rules & Regulations has been installed prior to the Kitchen floor being laid.

INSPECTOR'S SIGNATURE: _____

TITLE: _____

INSPECTION DATE: _____

cc: unit file
rev.03/2019

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KITCHEN FLOORING RULE FOR UPPER LEVEL UNITS

Kitchens located directly above another unit must have permanently adhered carpeting over adequate padding or padded indoor/outdoor carpeting. Hardwood or laminate flooring may be used if a sound barrier product with a Delta IIC rating of twenty-five (25)* or above is used under the flooring. Only Delta IIC rated products will be approved. All units located directly above another unit shall maintain permanently adhered wall-to-wall carpeting over adequate padding in the living room, dining room, halls, bedrooms and walk-in closets. Bathrooms may have ceramic tile floors and loft areas do not have to be carpeted. The Management Office has the required procedures for obtaining approval, installation and inspection of alternative kitchen flooring. Any flooring installation previously and approved by the Board is not subject to the foregoing requirements until such flooring is removed or updated. Please refer to the individual condo rules to confirm approval date of this rule and compliance.

Procedures for Flooring Change:

1. Must be installed by a professional contractor.

2. The sound barrier product must be approved by the Management Office prior to installation. A paid copy of the Purchase Order/Contract, which itemizes the approved sound absorption material being used, must be provided to the Management Office prior to the installation appointment.

3. The Management Office must be notified 48 hours in advance prior to the installation of any material. Inspections are done from 9:00 am to 3:00 pm Monday through Friday (not on major holidays). Public Works will verify the installation of the adequate sound absorption material.

4. After the inspection, the Management Representative will fill out the attached letter verifying that the material was installed prior to the floor being laid.

5. This verification letter will be attached to the Purchase Order/Contract and placed in the owner's file and a copy will be given to the owner, if requested. At the time the unit is sold, this documentation will be transferred to the new owner's file.

*Condo 13 allows any flooring material with use of sound barrier product of Delta IIC 25 or above

*Condo 1 must use a sound barrier product of Delta IIC 22 or above in all approved areas