

# Flooring (units)

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## Purpose of the policy

This policy outlines the coop flooring replacement standards and options.

## Policy

1. Floor choices for Coop standard flooring are based on a number of considerations:
  - Fiscal responsibility
  - Durability and quality
  - Sound transmission levels
  - Locally sourced (manufactured in North America)
  - Environmental impacts
  - Ease of maintenance and repairs.
2. Flooring in units will be professionally assessed for replacement based on guidelines of the manufacturer, the request of the member and the condition of the flooring. Whether or not flooring is replaced will be prioritized based on the condition of flooring and co-op finances.
3. Vinyl plank or vinyl sheet will be installed in all kitchens, bathrooms and front halls. Vinyl plank or vinyl sheet looks and feels similar to wood flooring.
4. Carpet will be installed on stairs (for reasons of safety and cost)
5. Coop standard flooring includes a selection of pre-approved carpet and vinyl choices. The Coop pays the full cost for re-flooring, including materials and installation for approved Coop standard flooring.
6. The following chart outlines the type of flooring allowable in each area. Each unit can select one vinyl choice and one carpet choice.

### Coop Standard Flooring

Area	Coop Standard
Kitchen, Bathroom(s) and front hall	Vinyl Plank or Vinyl Sheet
Stairs	Carpet
Bedroom(s)	Carpet or Vinyl Plank or Vinyl Sheet
Main living area	Carpet or Vinyl Plank or Vinyl Sheet

7. Members have the option of installing non-standard flooring in units. In this case, members assume 100% financial responsibility for materials, installation, maintenance and repairs of flooring. Members should consider the impact of noise transmission levels of different types of flooring. Do your homework and consider your neighbours. Members are liable for any damage

that is incurred to the coop as a result of their flooring installation and maintenance. Please be advised that industry standards advise:

- Not to install laminate in kitchens, bathrooms, front halls and laundry rooms. Not recommended because of susceptibility to water damage.
- Only carpet installed on stairways for reasons of safety.

8. There is an expectation that members will take reasonable care in maintaining their flooring, as per manufacturers' recommended guidelines.

Policy approved: **October 3, 2017**

Replaces policy/policies dated: **1997**

### Procedures needed to carry out this policy

1. Flooring is assessed according to schedule and/or upon request by member
2. If the unit is approved for re-flooring, member receives Co-op standard flooring samples and fills out flooring replacement form as per below.

Unit #:

Member Name:

Area	Vinyl	Carpet
<b>Kitchen, Bathroom(s) and front hall</b>		<b>XXX</b>
<b>Stairs</b>	<b>XXXX</b>	
<b>Bedroom(s)</b>		
<b>Main living area</b>		

Vinyl Choice:

Carpet Choice:

Signature:

Date: