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CROSSPOINTE FLOORING REPLACEMENT REQUIREMENTS EXPLAINED

Many residents have asked why the flooring replacement requirements at Crosspointe are such a big issue. The following explains the reasons in great detail.

The townhouse buildings are constructed of wood framing materials, which makes the buildings a greater fire risk as compared to a concrete building.

The original building plans specified a 3/4 gypsum soundboard on top of the plywood floor.

See Exhibit A.

The images are from the original DPP approved building plans.

Units on the second floor that are replacing their flooring are required to have their gypsum inspected by the building consultant. Damaged gypsum material must be either repaired or replaced if damages are found. And before new flooring is installed.

See Exhibit B.

Historical data has uncovered damaged gypsum due to water damage and prior repairs such that some areas were replaced with plywood.

See Exhibit C.

Damages are caused when the original carpet is removed, which results in cracks and holes in the gypsum due to the removal of the carpet tack strips.

See Exhibit D.

Flooring Replacement Guidelines must be followed.

See Exhibit E.

Flooring Guidelines must be followed.

All of these damaged gypsum conditions clearly undermine the fire rating of the unit and the building.

Please note that the Crosspointe master insurance agent and the Crosspointe legal counsel have provided opinions that support the repairs of the floor to meet the building code and the Crosspointe guidelines.

INSPECTION BY AOA NO LONG REQUIRED. BUILDING CODES MUST BE FOLLOWED.

Exhibit B

Gypsum Flooring Crosspointe Typical Gypsum Damages Beyond Repair



1. Kitchen - damaged gypsum.



2. Main bathroom - gypsum damages



3. Main bathroom - gypsum damages, evidence of leaking shower door track



4. Unapproved wood plyboard

INSPECTION BY AOA NO LONG REQUIRED. BUILDING CODES MUST BE FOLLOWED.



4. Unapproved wood plyboard

Exhibit C

Gypsum Flooring

Crosspointe Typical Damaged Gypsum Caused by Removal of Carpet Tack Strips



1. Damaged gypsum from carpet tack strips



2. Damaged gypsum from carpet tack strips

INSPECTION BY AOA NO LONG REQUIRED. BUILDING CODES MUST BE FOLLOWED.



Crosspointe

FLOORING REPLACEMENT GUIDELINES



1



Fill out and submit your application to replace your flooring.

2



Provide samples of your flooring material along with material data sheets indicating the IIC and STC sound rating.

3



Schedule an inspection with the Crosspointe building consultant to check out your existing flooring.

4



Once approval is given, and after your contractor removes your existing flooring: call the Crosspointe office to have the building consultant inspect your gypsum soundboard. The inspector will look for soft areas of flooring, any patched areas of bare plyboard, cracked and damaged gypsum areas. If there are any damages found, you will be required to complete the repairs before approval is given to install your new flooring. The building consultant will need to inspect the completed repairs.

5



When the inspection passes, you will then be given approval to install your

6



After your new flooring is installed, call the Crosspointe office so that the building consultant

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Exhibit E



Crosspointe

FLOORING GUIDELINES

CROSSPOINTE REQUIREMENTS TO OBTAIN APPROVAL FOR FLOORING INSTALLED WITHOUT BOARD APPROVAL

- 1** INSPECTION OF EXISTING FLOORING BY THE BUILDING CONSULTANT.
- 2** REMOVE EXISTING FLOORING.
- 3** THE BUILDING CONSULTANT TO INSPECT THE GYPSUM SOUNDBOARD.
- 4** REPAIRS NEED TO BE MADE TO THE GYPSUM SOUNDBOARD. PRODUCT DATA MUST BE SUBMITTED TO CROSSPOINTE FOR APPROVAL.
- 5** THE BUILDING CONSULTANT TO INSPECT THE REPAIRED GYPSUM SOUNDBOARD.
- 6** IF REPAIRS ARE ACCEPTED, APPROVAL WILL BE GIVEN TO REINSTALL THE NEW FLOORING MATERIAL ONCE THE MATERIALS ARE APPROVED.
NOTE: DATA SHEETS MUST BE SUBMITTED FOR FLOORING AND UNDERLAYMENT MATERIALS.



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