

FLOORING & SOUND TRANSMISSION ISSUES

FROM NATIONAL BUILDING EXPERT &
INTERNATIONAL BEST-SELLING AUTHOR

IT'S A REAL CONDO PROBLEM



LANCE LUKE, CCC, CCI, CCPM

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INTRODUCTION

This is a part of the **Ask the Building Expert** book series.

We do this to help building owners, condo association board members, property managers, homeowners, and anybody else interested in these topics or who is in the industry of real estate, construction, or building.

This is me standing in front of the Millennium Tower in San Francisco, which, by the way, is sinking and being fixed right now.



This book is about flooring and sound transmission issues.

And the reason why this is the topic is because I always get constant inquiries from different people about the issue, and it's kind of simple in one respect, but then it's kind of complicated in another.

It mainly has to do with condominium buildings, but it also applies to apartment buildings and hotels.

CHAPTER I

Flooring Products and Systems

Can you name a type of flooring product? There's carpet, there's tile, there's laminate wood flooring, basically, and there's almost any type of material you can use for flooring.

But these are the most common types. And when I mentioned the term flooring system, it refers to a system that is comprised of an underlayment and the actual flooring product.

Let's take carpet as an example. The underlayment for carpet is the carpet padding, and the actual flooring product is the carpet. It's a two-part system.

Sometimes it could be three parts if you're dealing with wood or laminate, and they require two pieces of underlayment for sound.



As you can see in the photos, the turquoise and the green—that's the underlayment, that's the product that goes on the actual floor, whether it's a wood or concrete floor—that goes on first, and then the actual flooring material goes on top of that.

CHAPTER II

Carpet, Wood, Tile, Stone, Laminate, LVT

Like I said, the different products would be carpet, wood, tile, stone, laminate, and LVT.

What is LVT? Is that like a model of a car?



No, that means luxury vinyl tile. And that's just a word that the manufacturers came up with to make it sound like it's more important or a better type of product.

Basically, it's an upgraded laminate kind of material, and it could be wood, composite wood, vinyl, or any number of different products mixed together.

There's also a fiber cementitious product, which is cement and fibers mixed together to make it stronger.

CHAPTER III

Sound Ratings Explained

Here's the interesting part— sound ratings.

Now it gets a little technical because different flooring products have different sound ratings.

And what is a sound rating?

Calculating Soundproofing Requirements



The sound rating is determined by factors of sound protection or protecting the sound in an enclosed space.

Let's say you have a condo unit in a building, and you have a certain type of floor. The sound rating of that floor is going to be determined by whatever product is put on top of it.






If it's bad, the unit owners or residents below that unit would be able to hear the sound. If it's good, they wouldn't be able to hear any noise.

IIC-STC Rating Scale

IIC means impact insulation class, and STC means sound transmission class. They mean two different things.

The worst-case scenario is if there is no soundproofing. And we're talking about a given condo unit, apartment unit, or a hotel room. If the flooring has no soundproofing, you're going to be able to hear loud talking and a lot of noises.

Let's say that you're in the unit below the unit that we're talking about. You're going to hear people talking above; if they drop keys or bounce a basketball, you're going to hear that because the sound rating is, say, 39 on the point scale.

IIC-STC Rating Scale		
IIC-STC 70		Virtually Sound Proof No complaints of nuisance noise
IIC-STC 60		Superior Sound Proofing Minimal complaints May still hear low frequency nuisance noise
IIC-STC 50		International Building Code Loud speech not audible Impact-vibration noise significantly reduced
IIC-STC 44		Sound Proofing Below Code! Loud speech and impact sound audible
IIC-STC 39		No Sound Proofing! Loud speech & impact noise clearly audible

So, on the rating scale, the worst-case scenarios have a sound rating of 39 to 43 or lower.

And these numbers may not mean anything to you right now, but as we get through this, you'll understand.

Now, let's go higher up. Let's do a little soundproofing.

Let's say it's made of very thin vinyl. After that's put on, you get to still hear loud speech, impact noises, and people dropping stuff. That would be around 44 on the scale, and that 44 number is still not acceptable.

What is acceptable? The International Building Code's minimum requirement is IIC-STC 50. Remember that. With that rating, if you're in the unit below the subject unit, you're not going to hear loud talking, but when people drop keys or bounce a ball, you may still hear it, but not that much.

So, the sound is significantly reduced because of the higher rating.

But let me explain that this is the building code's acceptable requirement of 50. It is not acceptable by today's standards in a high-rise condominium or a townhouse.

So, if there's a situation where flooring has been installed and it meets the building code of 50, you're still going to hear noise if you're in the unit below. And that's a problem.

So, when people say they followed the code, well, that's still not acceptable.

The reason why these numbers are important is because they mean that you're either going to have sound protection or you're not, and it could be in between, but we don't want it in between because it still may be a problem.

Now let's go higher up.

Let's go with IIC-STC 60. That's superior soundproofing. You would not get too many complaints. You may still hear low-frequency noises, but it's a lot better than the building code requirement.

And then the best is IIC-STC 70 or higher. And basically, they say it's virtually soundproof, but it's really not. And if you have a requirement meeting 70, then you basically don't have any complaints, nuisance noises, or that kind of thing.

Music studios, theaters, or other areas, such as an exercise room that's on the second floor where they have weights, have a higher rating than 70. And they have to because of the noise factor.

So, when you're dealing with a noise issue with flooring, you have to find out what the rating is. If you don't, then it's arbitrary. But the bottom line is that if you're in the unit below and you still hear a sound, it doesn't matter what the rating is. It's still a problem.

CHAPTER IV

IIC & FIIC

Impact Insulation Class

IIC means impact insulation class.

And what that means is noise from an impact, such as keys falling on the floor, a bouncing ball, or people wearing high heels. When they go into the unit, you can hear the clicking sound of high heels.



And there have been complaints where unit owners are saying, "I know what time the lady above me comes home from work. It's at 6:30 p.m. because I can hear the high heels sound."

FIIIC means field impact insulation class. The way to determine the field measurement or sound transmission number is through a test that's done in the field.

CHAPTER V

STC & FSTC Classes – Sound Transmission Class

STC means sound transmission class. FSTC means field sound transmission class.

If you look at the image below, there are five different units.



On the upper left, it looks like they're dancing. If you see the vibrations of the dancing, there are four people that are dancing, and the flooring is not of the right quality. The people underneath that unit can still hear the sound of the feet hitting the floor.

So, although in this particular example it may meet the building code, it's still not acceptable because a unit owner down below can hear the noises. And that's not good.

Now, try and look at the right top. It's a bedroom. And then look at the bottom of the bedroom; there's a guy playing drums.

Do you see the black walls? This drummer insulated the walls. He insulated the floor too. However, if you look at the bedroom right next to that guy's room, you can see the vibrations and the noise in the blue lines there.

Somehow, between the floor and the wall, he didn't seal that area. So that the noise from his drums still goes through the bedroom. This is not an acceptable situation, unless that's his own room.



If you look at the image above, there are three people talking. It's a wood floor—let's say it's the super-insulated wood kind—and the people in the unit down below can't hear the people talking.

That's good, but the walls were not insulated. The sound travels into the units that are right next door to that unit. That's not okay either.

So remember, IIC is impact insulation, and STC is sound transmission. Impact is basically objects falling on the floor or hitting the floor, and sound transmission is just sound without any impact. Those are two things you need to remember.

CHAPTER VI

Sound Testing Criteria

Now, what is sound testing criteria?

If there is a problem with the noise, and although people can say "Here's the data from my tile manufacturer or my laminate flooring manufacturer, and the data shows that it meets the IIC rating", remember that the flooring system has two components—the actual flooring and the underlayment. That's the material part of it.



The other part of the system is at the actual floor.

Let's say you're in a condominium unit, and the floor is, say, a 4- to 6-inch concrete slab. The entire flooring system would be the concrete slab, the flooring underlayment, and the laminate flooring.

The testing criteria would be a simple method.

You go into the unit down below, and you have somebody go into the unit and talk, drop keys, or bounce a ball. And if you can hear that, that's a problem. That's the simplest test you can do.

The more formal test would be to use what's called a tapping machine.

If you look at the image on the bottom, that's a tapping machine. It's set up, and it taps the floor. And then there's a recorder in the unit down below that records the sound. That would sound like somebody in the unit above is using a hammer and hitting the floor.



So, remember, the system is the flooring material itself, the underlayment, and the laminate floor, tile, stone, or whatever.

The issue that we have is not concrete because, for the most part, with a concrete slab, you can get insulation and really minimize the noise.

If you have a wood floor, that's the worst situation for sound transmission because the wood is not as solid as concrete. And even if you have a wood floor and you put two layers of underlayment on it and laminate flooring, you could still hear the sound because the rating is not acceptable.

Now, if you're in the unit down below and it's a suspended ceiling (which means the ceiling has space between the floor above and the ceiling, which could be 2-4 feet) and let's say it's insulated (they put fiberglass, insulation, etc.), and with all these things, the unit down below is still going to hear the noise.

Why? It is because there is no high sound rating for wood flooring like there is for a concrete slab, and therein lies the big problem.

Because if you're in a townhouse, you basically cannot find a building material underlayment with laminate flooring, wood flooring, or tile that meets the sound criteria.

And when I served as an engineer reviewing design applications or renovation applications for various condominium buildings, I had to request the actual samples and also the lab test results showing that these products had been tested in the laboratory. Then I look at the IIC-STC rating, and I have to always reply back, "Sorry, this doesn't meet the criteria."

And people say, "Well, I went to Home Depot, and they said it meets the rating. And I bought my material at the carpet store, and it is luxury vinyl, and here are the results. Here's the brochure and even the lab test results."

I have to reply back, "Sorry, but these lab test results are only based on a concrete slab. They're not based on a wood floor."

And then they'd be like, "Well, is there anything for the wood floor?"

And I said, "Well, I haven't seen anything. If you find it, please give it to me because I have many clients waiting for something to help the cause, because that's been a problem in townhouses."

When you're traveling, have you ever stayed in a hotel, a motel, or some other kind of lodging facility? And you checked in, you went sightseeing, you came back, and after a nice dinner, you're relaxing, and then you hear all these sounds from the unit above you—people dropping stuff, or you can hear kids running around, or whatever.

That's an indication that the flooring doesn't meet the proper sound criteria. And it could have met the building code, but it doesn't meet the higher standard.

And many times, when I've traveled, I've heard noises, and I'm like, "Okay, this is another cheaply built hotel."

For instance, two years ago, I was in Orlando, Florida, on vacation to Disney World, and the place we stayed at was this beautiful hotel, kind of like wood-frame townhouse buildings.

And it had super amenities: a big swimming pool, a jacuzzi, nice parks, and everything. But the flooring was poor and wasn't insulated properly. And I could hear all the noise because it had been quiet for one day.

The next day, a family with kids checked in, and every night they were running around, jumping off the bed, and things like that.

So, I told my wife, "Guaranteed, this does not meet the acceptable sound criteria, although it could have met the code at the time."

So, I always tell hotel developers and condominium developers that if they are building a wood-frame building, they better have proper floor insulation so that when somebody does move into the unit, the guys down below don't hear the sound.

That's their job, and they have to exceed the building code. They can't just meet it because, remember, the building code is only a bit of a standard. It's not the maximum standard. It's not even a desired standard.

CHAPTER VII

Recommended Condo Guidelines



I help a lot of condos write their rules for flooring in their design guidelines or renovation guidelines.

I put in documentation to make it stricter, but sometimes they don't like it.

I say, "Okay, well, decrease it. But there's always the protection that you have when there's a complaining owner that's below that unit that you already approved. So, you know, it's better for you to approve a higher standard."

Let's talk about recommended condo guidelines.

In every condo, there's a homeowners association.

And when I say condo, it could be a high-rise condo or a townhouse, but this also applies to hotels and apartment buildings as well.

In the image below, you see these boxes; each box is a separate unit in a condo building. You can see basically what the problem is with the noise—people pounding on walls or pounding on the floor. It's becoming a bigger and bigger problem as people renovate their units.



Especially in Hawaii, a lot of condo units were built in the 1970s and 1980s. In the 70s and 80s, and even in the 60s, we didn't have this kind of noise mitigation requirement. It was not known at the time. There were a few complaints, but nobody really did anything.

But now, within the past 10 years, I've seen a substantial increase in complaints because unit owners renovated their apartment units and changed the flooring without approval. Or they changed the flooring following the guidelines, but the guidelines were too low, or the condo never had any guidelines for flooring.

So, it was like the wild, wild west. Put in whatever you want, and hopefully there will be no complaints.

Then what happens is that somebody complains, "Hey, I can't sleep because the guy upstairs is making too much noise," and they go and make a complaint to the condo board.

And the condo board says, "Well, we approved it like that."

But there are still things that you could do.

So let me recap.

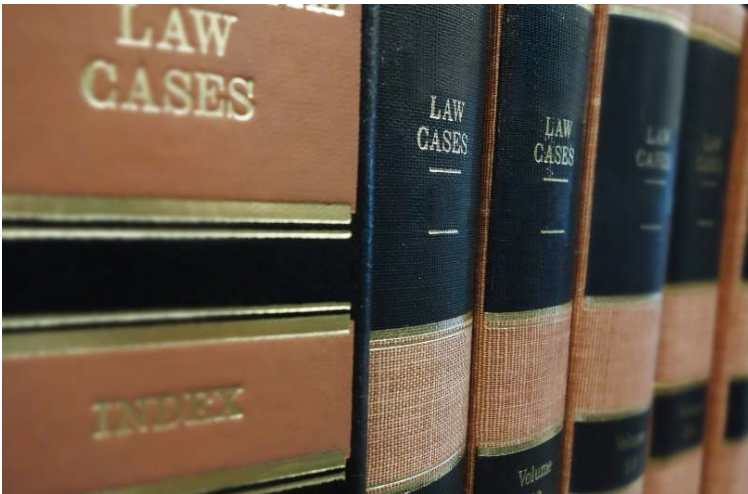
If you have an IIC-STC rating of 70 and above, that's virtually soundproof, and that's the highest standard. If it's 60, that's superior, and a lot of condos adopt 60. And some condos, I know they go, "Oh, we don't want to make it stricter than the building code. We're going to follow the building code."

And I say, "Let me explain to you once again that the building code is the minimum standard." I've had many complaints; I've even dealt with lawsuits where the flooring was installed according to the building code, which was acceptable to the condo board, but yet the affected unit owner still had a complaint. Why? Because the building code was not enough.

The IIC-STC rating of 50 is the minimum standard. And it's not going to get you to where you want to be.

CHAPTER VIII

Case Studies and Lawsuits



Case studies and lawsuits: is this thing for real or not?

Yes, I've worked as an expert witness on a bunch of cases in arbitration, mediation, and even litigation where the unit owner downstairs can't get any peace and quiet.

They appealed to the condo board, and the board said, "We can't do anything because it was approved already."

Or "I think that you're really sensitive. You have a sensitive hearing issue, and a little noise bothers you too much. So why don't you wear these earmuffs or headphones, and why don't you buy one of these white noise machines so it doesn't bother you?"

But that doesn't cut it. And here's the reason why it does not cut it.

Even if the condo unit above that unit followed the regulations and got board approval to install the type of flooring, there are still noises.

If that unit owner down below can reference the Condo Law (Hawaii Revised Statutes 514 B) and the condo Declaration of that specific condominium building, where it states that a unit owner cannot cause a nuisance or disturbance that affects any other unit owner in the building, that would still be trouble.

Even in a situation where the unit owner renovated the unit and put in flooring that's 60 IIC and meets the building code, but the unit owner below still has a complaint, it still has to be mitigated in some fashion.

So, remember that even if board approval is given, a unit owner can still complain. Because in some of the cases that I worked on, the unit owner sued the unit above and sued the board and the condo association.

And what's the reasoning? The reasoning was, "The condo association and board are not helping me with my problem. And it's the problem of noise, peace, and quiet."

It's amazing what I get from the other party saying, "We, the board and condo association, have no authority to do anything."

If the complaint is valid, then they have to do something. It's their obligation to do something.

And you know what happened? These unit owners win the case.

Why do they win? Because the law is on their side. The law protects them from noise issues in a condominium.

So, the owner of the unit above was forced to replace their flooring or put carpet over their nice wood flooring.

And they, in turn, now countersue the board and say, "You're the one that gave me approval."

It's a lot of gray areas that can be sorted out.

That was the situation in Hawaii Kai. There was a high-rise condo. I'm actually working on some townhouses where I have to approve the flooring, and every time the flooring's not approved, it gets to the point where people know that they're not going to get approval, so they just go and replace their floor.

And so the flooring is not approved. They have no approval on record, but what happens is that when they sell the unit, it becomes a problem because the buyer says, "Oh, what about this nice laminate flooring?"

And the seller said, "Oh, well, when I moved in, it was like that." or, "Oh yeah, I installed it."

"Oh, did you get approval?"

"No, but I have no complaints."

So, the buyer says, okay, fine.

And then later on the buyer moves in, and the unit owner living below complains.

Because before that, it was a single person in that unit, and they work two jobs, so they're hardly home. Now, a family moves in with two kids. The kids are running around, dropping toys. And the guy down below goes, "It used to be quiet, and now it's not; I'm making a complaint."

So, he complains to the board, and then the board says, "Well, we've got to investigate."

So I go in there and inspect the unit, and I go, "Aha, you have flooring that's not approved."

The new owner says, "Oh, well, when I bought the unit, the guy said that it wasn't approved, but there was no problem."

I said, "Well, there's a problem with it now."

They said, "What do you want me to do about it?"

I said, "Well, either rip out your flooring, which is illegal because it was not approved by the board, or you can install carpet over your flooring."

"Well, why would I install carpet? The reason why I bought the unit was because it has a nice laminate flooring."

"Well up to you, what you want to do."

If they don't do anything, guess what? There's a violation notice sent, and maybe fines are incurred.

They still don't do anything. It goes over to legal, and the attorney has to send them a letter.

So, it's not a very easy situation to deal with.

Basically, that's the whole issue of sound transmission issues with flooring.

And remember that it mainly applies to condominiums because if you're in a hotel, chances are, you're hardly in the room, so it doesn't bother you as much.

If it does, ask to switch rooms, or, if it's too much, say, "Oh, give me a penthouse unit. And that way there's nobody above me, and I won't hear any noises."

Q & A – Question and Answer

“I live in a high-rise condo building, and we are having noise problems with the unit above us. We have talked to the unit tenants, but they said there is nothing that can be done. What can we do to get some peace and quiet?”

I'm not sure whether this is a condo building or an apartment building, but I'll give you the answer for both.

If it's an apartment building, you would have to talk to the management company or the building owner; sometimes an apartment building is owned by one person, one family, or a corporation. You have to talk to them because if it's an apartment building, that tenant doesn't have any control over the flooring.

If it's a condo building and there's a tenant, you have to talk to the owner of the unit. Or if you don't want to talk to the owner of the unit, you can go to the property management company or talk to the condo board.

Then, I would advise documenting the dates and times that you hear a noise. What does the noise sound like? Put everything in writing, because your complaint has to be in writing in order to be taken seriously.

If you just call and say, "You know what? The guy above me is making too much noise." Oh, when did this happen? Well, I don't know. It's been happening for the past six months now. What kind of noise is it? I don't know. It's kind of a knocking sound. What do I want you to do about it? Well, fix it."

Then you hang up, and that person on the other end could basically say that you never called.

So you have to follow up in writing. And if you don't get any feedback, keep writing and have a paper trail so that you have evidence of times where you reported the problem, reported it again, and nothing happened.

Or if they sent a letter saying we're looking into it, well, okay, fine. But then, six months later, you don't have a response.

How can they look into it and take six months? You have to be more proactive and there are ways to deal with the situation.

And sometimes these things take a long time to deal with.

I've had a situation similar to this one. They tried to contact the owner, but the owners were in Hong Kong, and we couldn't get a hold of them.

Then what happens is that it gets stalled, right? But that's not an excuse.

And if it's a rental, there's a law. In the landlord-tenant law, if the owners are out-of-town, if they don't live on the island, or if they don't live in the state, the owner has to hire a property manager.

They cannot manage the unit from Hong Kong. Because then, how are you going to get a hold of them? What if there's a leak? What do you do?

There are many other ways to deal with it. If you tried what I mentioned and you didn't succeed, call us, and we will give you plan B or plan C.

“When I bought my condo, the tile flooring was already there. I got a violation notice from the property management company stating that I have to remove my flooring since it was never approved. What options do I have?”

One option is to leave it there, get a violation notice again, and get a fine. Then it gets turned over to the attorney, and you end up paying for attorney's fees.

The other option is to mitigate the problem. You have to go back to the board and say, "What options do I have, and I'll follow them?"

It doesn't matter whether you bought the unit in its current condition, because now it's your responsibility to deal with the problem. You can't blame the other guy; he's long gone already.

What do you need to do? You either remove the tile or you can try and see if you can put carpet over it and see if that's acceptable. Sometimes it is, but then there's always a caveat that the board's going to say no.

If there's still a complaint, then you're going to have to remove the tile and put the carpet back. And when I say put carpet over it to mitigate the noise, that's carpet padding and carpet.

If there's no approval on record, then you're stuck with the problem. If there is a proven record, you're still stuck because you have to mitigate the noise problem.

"With all the latest new flooring products available, why is there not any acceptable product for a wood-constructed building?"

I keep asking myself the same question, and not only myself; I've talked to probably at least 30 different flooring suppliers that supply tile, laminate, flooring, stone, and wood products—all different kinds of flooring products with the exception of carpet.

I ask all these guys, do you have anything? Or can you guys invent something that we can put on wood flooring that has nice sound protection?

And everybody says, "Well, we haven't figured that out yet."

I understand that with the technology today, they should be coming up with something. If they could send people to the moon, I would think they could invent a product that you could put over wood flooring.

The issue, too, is that on a concrete slab, concrete is known. If it's four- or six-inch-thick concrete, that material is known.

What I mean is that we know what components go into the concrete, and we pretty much know the sound quality qualities of concrete.

When you're talking about wood flooring, we don't know what they used because each type of wood has a different sound characteristic.

Also, how thick is the floor joist? What kind of wood? Are they using Douglas fir or redwood, or are they using something else? Are they using laminated wood? Wood is a harder material. And it's not as easily figured out as concrete.

And let me give you an example. A guitar is made out of wood; an acoustic guitar

The top of the guitar, the soundboard, if they make it out of something like a spruce top, the sound quality is different from a mahogany top or a pine top. So different woods have different qualities, like koa, for example. A koa top, like one for a ukulele, has a different sound if you make it out of mahogany.

Why am I talking about this? I'm a professional musician. I have guitars and ukuleles. So I'm giving an example of how to understand wood.

So already, that's the problem; we don't know. You could have a floor that's approved for wood; you put it on, and if they have a certain type of wood, you really have to test it. So it's like a hit or miss.

That's why it's like one of those really gray areas that they can't figure out yet. But you know, I understand the situation, and I was willing to pay somebody to give me information that we can use because I have clients waiting.

And when I find out what flooring would be good for wood in a condo building, you'll be the first to know. And I have probably at least 10 clients who are going to be the first to know. Tune in to our website at <http://building.expert/> or send us an email to inquire about updates.

"Were you the engineer who sent out flooring violation notices to 28 owners of a fairly new building in Kaka'ako?"

Interesting topic. There was a brand-new building that was built called Ko'olani. This building was brand new at the time. And people, I guess, before they moved in, hired contractors to go in and put down whatever flooring they wanted.

The interesting thing is what happened when the building was under construction.

They were building a 48-story high-rise building, and they started from the ground up. They got to the 25th floor or whatever floor it was, and the developer started closing already. So the building wasn't even completely constructed, but they started closing.

These guys who had already bought units brought in their own contractors to do the work. These contractors were actually hired by the owner to go in and install flooring, although none of the flooring was approved.

Meanwhile, I was hired as a construction engineer to resolve their construction defects at the same time that happened.

The association board said, "Well, since you're here, we want you to be the architectural design review person."

And so I would review all the design applications, but then we had a lot of complaints about the flooring.

So I have to set up inspections of the units that were in there.

Well, they weren't in violation at the time. It was just noticed that there was a noise issue.

I went into each unit, and lo and behold, they had wood flooring, tile, or stone that was never approved by the board because, at that time, the developer was the board chair because the building was still under construction.

So I remember one unit spending \$85,000 on cherry wood flooring. And it was so nice.

It was cherry, you know, and I felt bad sending him a violation notice, but I said, "You can't install this type of flooring because the guy down below is complaining about the noise."

So I got letters back, nasty letters.

I got three from the condo attorneys saying, "Who are you to give us a violation notice? We got approval for the flooring. It's not that bad."

Of course, when I got the attorney letter, I had to turn it over to the Association's attorney to deal with. But yeah, it's true. And what I did was write a letter to the developer. I said, "I got a unit owner just saying they got developer approval to install the flooring. Can you confirm?"

And I got this one-page letter back that says, "In this building, we have never given approval to modify any unit, i.e., flooring, walls, or any renovation."

So I just took the letter. I said, fine, thank you. And I sent it to these unit owners.

I said, "Look, you told me that you got approval. I needed it in writing; I got a letter from the developer that said it wasn't approved. So if the developer's wrong, send me the letter from the developer."

Of course, I got no such letters. So, if it's not in writing, it didn't happen. So that's what happened.

I don't know who this person is who asked the question, but they probably were familiar with the situation. Either they were a unit owner down below, or a unit owner that got the violation, or they're a Realtor that sold a unit, or maybe a board member that was on the board at the time.

I don't know, but that's good. I'm glad people are listening and following the situation.

ABOUT THE AUTHOR



CURRICULUM VITAE
of
LANCE LUKE, CCC, CCI, CCPM

820 West Hind Drive, Suite 240275

Honolulu, HI 96824

(808) 422-2132

lanceluke@hawaiibuildingexpert.com

SUMMARY/OVERVIEW

Lance Luke has been in the construction and real estate industry for over 42 years. He is a former general contractor and worked as a construction and project manager for real estate development companies. Currently he owns an independent construction consulting company, Construction Management Inspection, LLC. He has experience in design, engineering, construction inspections, construction management, reserve studies, real estate development, property management and condo association management.

His specialty is in inspection and construction management for condo association buildings and commercial properties. Various types of projects worked on include concrete spalling repair, painting, roofing, waterproofing, asphalt resurfacing, plumbing re-piping, electrical retrofit and structural wood repair. He provides construction oversight and progress inspections for residential and commercial projects. He

has 42 years managing capital improvement projects for condominium associations.

Lance Luke serves as an expert witness on construction and real estate litigation cases. He was formally an Advisory Board Member for the State of Hawaii Regulated Industries Complaints Office, as an expert consultant (for over 15 years). His expertise was in helping to resolve complaints filed with the Contractors' License Board. He was also selected in 2017 by Honolulu Assistant Fire Chief to serve on the RFSAC (Residential Fire Safety Advisory Committee) Building Code Subcommittee to prepare the Fire Life Safety Evaluation criteria.

He has written numerous articles on construction and inspection, which have published in both local and national media. He conducts up to 30 presentations a year to the construction, real estate and property management industry including educational webinars and construction seminars.

Two-time Best-Selling Author on subjects of construction management and building safety. Numerous articles published in national construction, design, and building management publications.

Featured guest on national media shows such as Times Square Today and Hollywood Live which were broadcast on national media outlets such as ABC, CNBC, CNN, NBC, Fox Affiliates, A&E, and Bravo.

Mr. Luke is a qualified insurance inspector and an approved Federal HUD Construction Inspector. HUD projects included "from the ground up" assisted living

facilities such as Plaza at Moanalua (2012), Plaza at Pearl City (2014) and Ilima at Leihano (2016) He is also listed as one of America's Premier Experts and Marquis Who's Who in America 70th Anniversary Edition. And is an instructor for National Seminar Providers such as Lorman Education Services, Compliance Prime, and Half Moon Education Seminars.

Lance Luke is a former member of the Structural Engineers Association of Hawaii and the American Bar Association serving on the Real Property/Probate Law Division and the Forum for the Construction Industry and a former member of the following Professional Associations:

PROFESSIONAL ASSOCIATIONS

- ❑ Construction Management Association of America (CMAA)
- ❑ Certified Home Inspector 1990 (American Inspectors Association)
- ❑ The Construction Specifications Institute (CSI)
- ❑ Hawaii Building Association (HBA)
- ❑ International Code Council (ICC)
- ❑ International Concrete Repair Institute (ICRI)
- ❑ National Institute of Building Sciences (NIBS)
- ❑ Roofing Consultant Institute (RCI)
- ❑ Structural Engineers Association of Hawaii (SEAH)
- ❑ Association of Construction Inspectors (ACI)
- ❑ American Association of Cost Engineers (AACE)
- ❑ InterNACHI (National Association of Certified Home Inspectors)

LICENSING/CERTIFICATIONS

- Real Estate License 1980 (currently licensed)
- Certified Real Estate Appraiser 1987 (National Association of Real Estate Appraisers)
- Registered Home Inspector 1996 (Housing Inspection Institute)
- Senior Certified Valuer 1996 (International Real Estate Institute)
- Registered Property Manager 1996 (International Real Estate Institute)
- Mortgage Solicitor/Designated Mortgage Broker 1996-2010
- General Residential Contractor (Oregon 1998-2000)
- Certified Construction Project Manager 2007 (Association of Construction Inspectors)
- Certified Construction Consultant 2007 (Association of Construction Inspectors)
- Certified Construction Inspector 2007 (Association of Construction Inspectors)
- Certified Environmental Inspector (2009)
- Certified Environmental Manager (2009)
- Certified Environmental Specialist (2009)
- Certified Environmental Consultant (2009)
- Certified Mold Inspector (2009)
- Certified Mold Specialist (2009)
- Certified Testing Specialist (2009)
- Certified Remediation Specialist (2009)
- Certified Air Quality Specialist (2009)
- Certified Environmental Records Specialist (2009)

- OSHA Certifications:
 - NFPA 70-E
 - Scaffolding Competent Person
 - Fall Protection Competent Person
 - Revised Hazard Communication
 - Standard (HCS) Globally Harmonized System
 - Aerial Lifts
 - Powered Industrial Truck Certification (Class VII Rough Terrain Telehandler Forklift)
 - Respirable Crystalline Silica
 - NFPA 70E Arc Flash Safety
 - Trenching & Excavation Safety

EXPERIENCE: REAL ESTATE DEVELOPMENT, CONSTRUCTION MANAGEMENT, CONSTRUCTION ENGINEERING

- Central Pacific Development Corporation (Hawaii Headquarters) 1979-1990
- Capital Pacific Development Corporation (Mainland Branch) 1980-1990
- Building Inspection Consultants 1989-2000
- Lance Luke, Construction Consultant 2000-2007
- Construction Management Inspection LLC. 2008-current
- Served as construction manager on hundreds of capital improvement projects for condo and commercial buildings from 1990 to the current date.

EXPERIENCE: REAL ESTATE CONDO ASSOCIATION MANAGEMENT, CONDO BOARDS

- Certified Properties Inc. 1978-1984
- First American Realty & Management Corp. 1981-1986
- First American Real Estate Services Inc. 1986-1989
- Certified Management Inc./Associa Hawaii 2007-2011
- Certified Association Services Inc 2007-2012
- Certified Real Estate Services Inc. 2007-2012
- Certified Reserve Studies 2007-2012
- Certified Maintenance 2007-2012
- Served on various condo boards from 1979 to 1984, and 2017 to current. Currently on three condo association boards serving as Vice President, Secretary and Treasurer respectively.
- In addition to serving as corporate and consulting manager, Mr. Luke also trained many condo association property, resident and site managers from 1990 to the current date.

REAL ESTATE DEVELOPMENT PROJECTS (Served as Construction Manager for the following projects)

1. Makiki Plaza: 131 units, 25 stories, 1980
2. Tradewinds Plaza: 80 units, 11 stories, 1979
3. Punahou Surf: 7 units, 2 stories, 1980
4. Emerson Plaza: 12 units, 4 stories, 1979
5. Atkinson Plaza: 127 units, 18 stories, 1979
6. Plaza at Century Court: 94 units, 20 stories 1987

7. Century Park Plaza: 600 units, 40 story twin towers.1984
8. Makiki Colony: 56 units, 9 stories, 1980
9. Kuulei Hale: 16 units, 4 stories. 1984
10. Castle Hills: 130 single family subdivision, 1982
11. Nuuanu Palms: 7 unit single family cluster, 1988
12. Executive Plaza/Starts International: 7 story office building, 1990
13. Iolani Palms: 31 units, 6 stories, 1989
14. Fountains at Makiki: 72 units, 5 stories, 1991
15. Lani Hale: 15 units, 2 stories, 4 buildings, 2011
16. Leialoha Parkside, 10 units, 3 stories, 2011
17. Parkway Plaza: Residential Highrise Building, San Antonio, Texas 1984
18. Centre Plaza: Residential Highrise Building, Orlando Florida, 1984
19. Capital Pacific Business Plaza: Commercial Highrise Office Building, San Diego California, 1984

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BUILDING SAFETY	09/14
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Asphalt Reconstruction 101/102	10/26
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Construction Defect Litigation Cases	08/22
Renovation Is No Vacation	09/05
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International Residential Code	10/03
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The Rail: The Big, Bad and The Ugly)	11/14
Red Hill: The Big Navy Blunder	11/28
Why Hire a Construction Manager	12/05

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The National Building Expert Lance Luke shares his tips on Building Safety for Buildings large and small. He shares his 42 years of experience in the construction industry.

His webinars on building and construction topics draws audiences not only from the Unites States but from all over the world.

Sign up for a future webinar or two, or watch a few on demand at askbuildingexpert.now.site