



Permits for Flooring in Condominiums, Co-ops and Apartments

October 2014

City of Minneapolis

Community Planning & Economic Development
Construction Code Services

A building permit is required when installing or replacing hard flooring materials in multi-family residential buildings having common floor-ceiling assemblies.

Existing Carpet Flooring Being Replaced with Wood, Stone, Tile, Vinyl or Similar Hard Surface:

When changing from carpeted floors to hard surface flooring, such as listed above, per IBC Section 1207 a design assembly having a sound transmission class (STC) rating of not less than 50 and an impact insulation class (IIC) rating of not less than 50 will be required. Provide two copies of documentation to plan review showing that the system proposed meets these requirements.

Replacing Wood, Stone, Ceramic Tile or Similar Hard Surface:

When replacing existing hard flooring, such as the items listed above, either:

- a sound mat product will be required, or
- provide documentation showing that the proposed system will meet an impact insulation class (IIC) rating of not less than 50.

If this is the only work requiring a permit taking place, the building permit shall be the minimum fee amount.

Existing Vinyl Flooring:

Vinyl type flooring in kitchens and baths may be replaced without a building permit on the condition that any existing sound control provisions in place shall be maintained (i.e. If sound mat was in place, but is damaged or has deteriorated, new sound mat shall be provided).

Carpet:

Carpet floor covering may be installed or replaced without a building permit.

Floor Penetrations:

Where removal of flooring exposes floor openings around pipes, etc., openings are to be firestopped or fire caulked to maintain the required fire rating between units.

Building Association Standards:

This bulletin is not intended to reduce any building association or building ownership minimum requirements.