

Section 4.5 – Unit interior modifications. Unit owners are encouraged to keep their property properly maintained and updated. If any interior structural work is to be undertaken that involves altering a load bearing wall it must be reviewed by an architect and a construction permit must be issued if the work involves an outside contractor. If a unit owner makes any structural changes without obtaining a permit, they could be liable for a significant amount if damage occurs to the building. St Louis County has a general guideline as to when a building permit is required. The Woodsmill Pointe website has a [LINK](#) to this guide.

Any other interior work done by a contractor such as kitchen or bath remodel or any plumbing or electrical modification or move does require a permit from St. Louis County.

Unit owners usually can complete simple interior remodeling without a permit if they do the work themselves (follow the [guide](#) from St. Louis County).

In the case of 2nd floor garden units it is required that when any flooring that is replaced (carpet, composite , vinyl or hardwood) that the replacement materials shall have sound high noise (sound) reduction qualities that meet the following standards:

IIC (Impact Insulation Class) shall be 70 minimum

STC (Sound Transmission Class) shall be 65 minimum

Your flooring contractor can supply you with the information and materials that combine to meet this standard. These ratings often are a combination of the ratings of the floor covering itself and underlayment materials.

Sound deadening makes your lifestyle less obvious and bothersome to the neighbor below you.