

## **Achieving Privacy: A Major Challenge for Urban Property Re-developers, A Potential Problem for Tenants**

Urban living. It's a trend that is on the rise. The supply of architecturally-ornate, under-utilized or empty buildings in the downtown areas seems endless. Many developers believe that if the building is merely subdivided into multiple units, "the tenants will come." And they do come.

Not all urban dwellers are happy though. Most of the old buildings were not originally designed for purposes of residency, nor were they designed for socializing. Many multifamily dwelling units fall short of providing the degree of privacy that tenants believe they are entitled to. Privacy issues are proportionately important in relation to the rental or purchase price. When commercial establishments such as restaurants and bars are located on floors below residential units or within adjacent property, the privacy / noise issues become contentious.

The fact is that the old buildings sound different. There are harsh echoes in the interior spaces. Without adequate sound absorbing materials, sounds repeatedly bounce around the rooms, and all sounds are amplified. Due to the desire to preserve the natural hardwood floors and exposed ceiling rafters, speech privacy and foot traffic impact isolation between floors is often much less than desired.

Your residential, commercial, and mixed use projects can leverage the experience of Spectra Tech Ltd, a consulting firm with decades of experience in the fields of acoustics and noise / vibration control. Our staff can help your design team to size up the acoustical performance of an existing building through on-site testing, determine exactly what is needed to correct acoustical and noise deficiencies, and recommend design options that will satisfy your performance objectives. We can help to assure a project free of privacy and noise problems by taking the guesswork out of the acoustical and noise control design process.

If your project work includes offices, schools, churches, hospitals, industrial facilities, or SCIFs, we can also assist.

We invite you to visit and bookmark our company website at [www.SpectraTechLtd.com](http://www.SpectraTechLtd.com). Call or email our office today and schedule an appointment to discuss your current and future project challenges.

