

Dominion Housing Act Will Help In Providing Better Homes

Minimum Standards for Construction in D.H.A.

Dominion Housing Act, Now Applicable to Timmins, Sets Forth Minimum Standards to be Used in Construction of Houses Coming Under Provisions of the Act.

Under Section 4, subsection (2) (a), Dominion Housing Act, 1935, the following Minimum Standards of Construction have been approved by the Minister of Finance for houses eligible to be financed under the Dominion Housing Act, 1935.

General Conditions

1. All parts of buildings shall be designed and constructed to support safely their own weight and that portion of the live loads which they may carry. All buildings shall be adequately braced to resist lateral forces.

2. Exterior walls shall be set upon concrete or masonry foundations, either piers, or continuous walls, extending to firm bearing surfaces below the front line for the locality. Footings shall be of proper area to assure uniform distribution of loading and to prevent excessive or unequal settlement of the building.

3. Floor construction resting directly on the ground shall be of concrete constructed to prevent the entrance of moisture. Adequate drainage shall be provided for all basement floors.

4. When no basement is provided, and wood or metal joists, beams or girders are used, the space between the ground and the floor system shall be adequately ventilated and sufficient space shall be provided for access for inspection and repairs.

5. Exterior walls and roofs, together with all openings exposed to the weather, shall be constructed to prevent

moisture from penetrating the building. Flashing and caulking shall be provided where necessary.

6. All exterior surfaces, which are subject to corrosion or damage from the weather, shall be adequately protected by painting or other treatment which will assure reasonable durability.

Definitions

(a) A "single family house" means a complete self-contained dwelling not attached to or forming part of any other house.

(b) A "two family house" means two complete self-contained dwellings attached to each other, side by side, or one above the other.

(c) An "apartment house" means more than two self-contained dwellings or houses under the same roof.

(d) A "habitable room" means a room used for living, sleeping, eating, or food preparation.

(e) A "non-habitable room" means a room not used for living, sleeping, eating, or food preparation.

(f) "Ordinary construction" means walls, floors, roof, partitions, etc., of masonry, veneer, frame, or any other type of non-fireproof construction.

(g) "Fire-resisting construction" means floors, walls, roof, etc., constructed with recognized slow burning or fire-resisting materials. In apartment houses the partitions enclosing public stair halls and corridors shall be of brick or tile at least 6" thick.

(h) "Fireproof construction" means

walls, floors, roof, partitions, etc., constructed of non-combustible materials. It is not intended to prohibit wood windows frames and sash or other ordinary construction within each apartment, provided each apartment is enclosed by fireproof division walls and all openings in the division walls are protected with fireproof doors.

Lot Coverage

A single family house must not cover more than 33% of the area of an inside lot and not more than 40% of the area of a corner lot. An apartment house or a two-family house must not cover more than 60% of the area of an inside lot and not more than 75% of the area of a corner lot.

Yards

All habitable rooms must have at least one exposure with a window or windows having a total area of at least 10% of the floor area of the room opening on a street frontage or a side or rear yard of which the width is not less than one-fifth of the overall length of the wall in which the openings occur and in no case less than 6' 0".

In the case of non-habitable rooms in which they are openings through a side wall the minimum width of the side yard adjoining shall be 3' 0". In the case of party walls or of walls in which no openings occur the wall may be built to the lot line.

Where a public lane or right-of-way exists between two adjoining properties the centre line of such lane or right-of-way may be considered as the property line in determining the exposure and side yard.

Where a strict observance of the side yard requirements would result in hardship to a borrower, the Minister of Finance may approve loans in the case of plans for houses providing side yards of not less than 3' 0" wide or for a permanent easement or right-of-way of not less than 6' 0" between the side walls of the house and the adjoining property building line.

Courts

Courts that light and ventilate habitable rooms shall not be enclosed on more than three sides and shall open into the yard or public space. The width of such courts shall be not less than 12' 0" and the width shall be increased by two feet for each additional storey above the second. No court shall be deeper than four times its width. Courts that light and ventilate non-habitable rooms may be of a minimum width of six feet and the width shall be increased by one foot for each additional storey above the second and may be enclosed on all four sides provided access for air is provided at the ground level by an unrestricted opening having at least one-tenth of the area of the court.

Shafts for Inside Bathrooms
Only where the local building code particularly allows will a bathroom or toilet be permitted to be lighted or ventilated from a shaft, and the shaft must extend from the basement floor level to a point 2' 0" above the roof. The shaft may extend only to the first floor level provided it rests on a reinforced concrete slab supported on steel or masonry. The walls of this shaft must be of masonry at least 8" thick,

and all openings into this shaft must be of metal frame and sash and glazed with wire glass.

The shaft must be at least 3' 0" x 3' 0", and must be increased by 3 sq. ft. in area for each floor above the second. Access to this shaft shall be provided at the lowest level in order that it can be kept clean.

The floor of this shaft must be of cement, properly sloped to a floor drain of ample size.

Room Sizes

Living Room—Minimum area 150 sq. ft. Minimum width 11' 0".

Dining Room—Not necessary, but if no separate dining room is provided living room or kitchen, whichever it is proposed to use as a dining room, must be increased by an area of at least 30 sq. ft.

Kitchen—(If a separate room) minimum area 50 sq. ft.

Kitchen and Dinette Combined—Minimum area 80 sq. ft.

Bedroom—(At least 1 bedroom) minimum area 120 sq. ft.

Other Bedrooms—Minimum area 80 sq. ft. Minimum width 7' 6".

Clothes Closet—All bedrooms must have a clothes closet with a minimum area of 4 sq. ft.

Ceiling Heights—First and second floor 8' 0" clear height. Where sloping ceilings occur at least 50% of the floor area must have 8' 0" height and the balance of the minimum floor area must have a height of at least 5' 0". Easement ceiling height in general to be 6' 0" clear of all beams, pipes, etc.

Window Exposure

Every room must have an outside exposure with a window or windows containing a glass area of at least 10 per cent. of the floor area of the room. 60 per cent. of the required glass area must be hinged or sliding to permit opening to the outside, except as follows:

(a) Bathrooms and toilets, outside window openings may be omitted if a system of ventilation is used that will automatically change the air without requiring to be controlled by the occupant.

(b) Kitchen, when joined and a part of a dining room no direct window is necessary, provided there is no separation between the dining room and kitchen, except a beam in the ceiling and cabinets not over 4' 0" high, provided that the area of the window is large enough to meet the requirements of a room containing the combined floor area of both dining room and kitchen.

(c) A breakfast alcove or pantry containing not more than 30 sq. ft. of floor area if properly ventilated is not required to have outside window exposure.

Construction

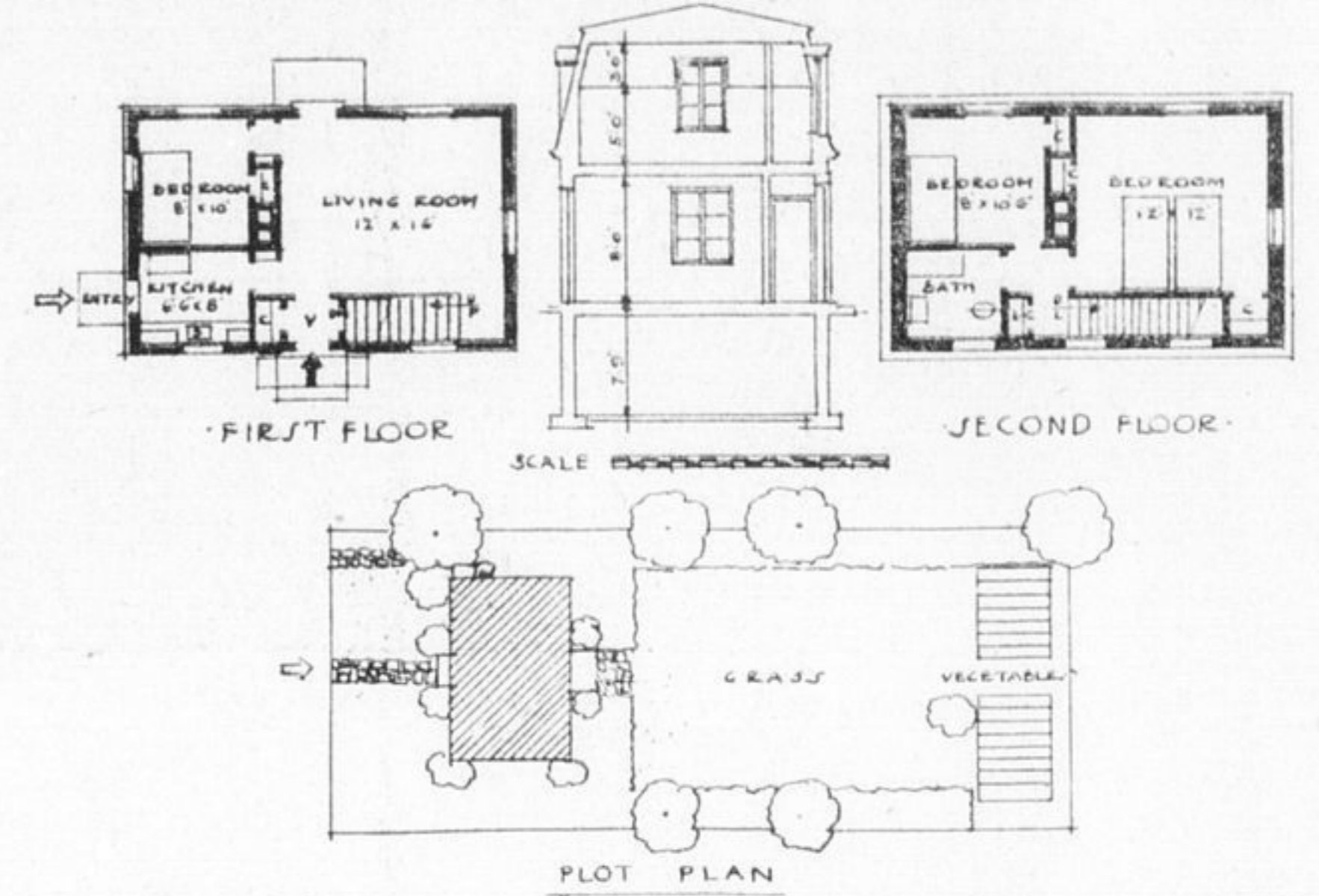
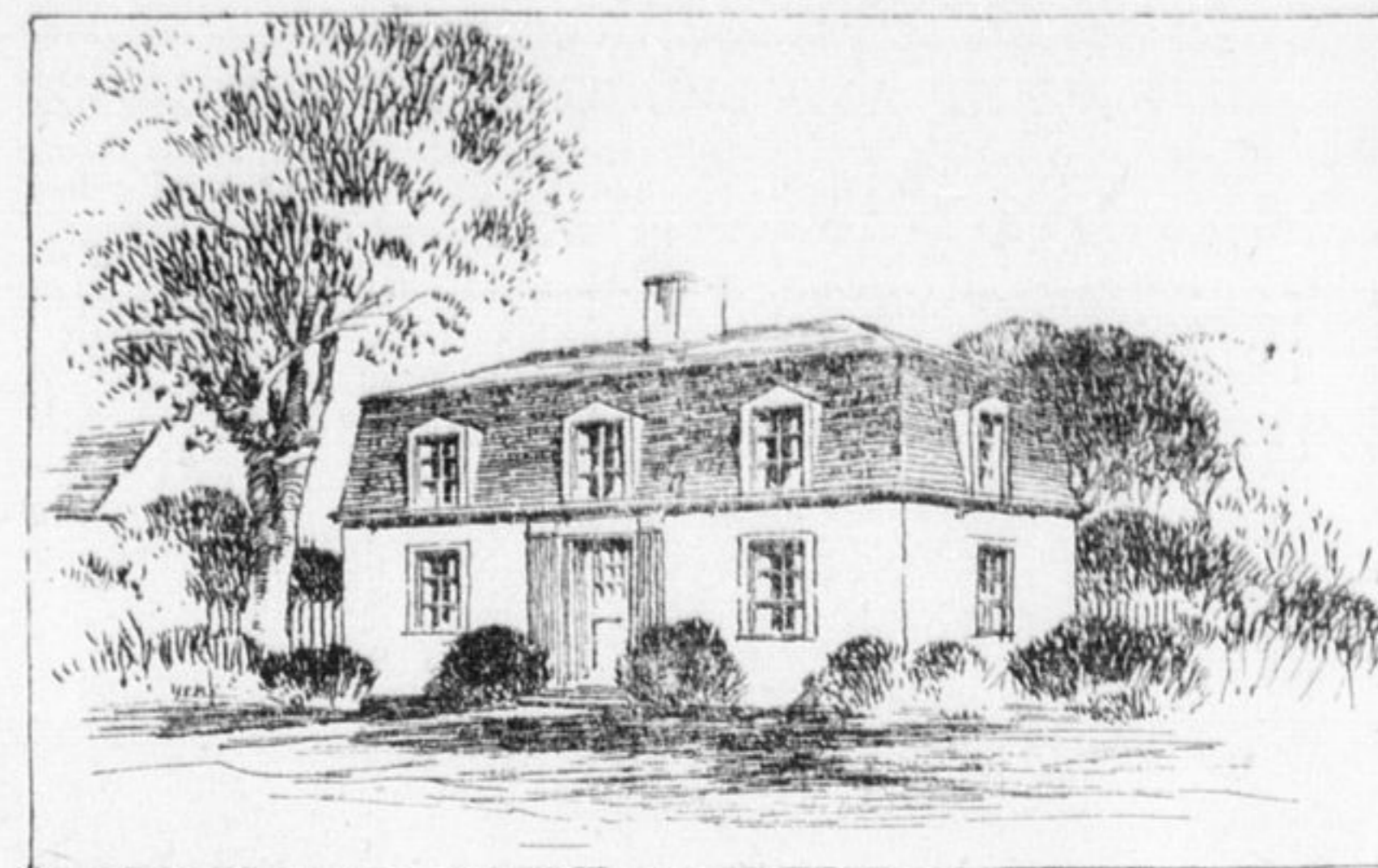
A single family house, a two family house, or an apartment house, three storeys or under, may be of ordinary construction except that in the case of an apartment house the public stair halls, corridors, and boiler room shall be of fire-resisting construction.

All apartment houses four storeys and over shall be of fireproof construction.

Stairs

A single family house, a two family house, or an apartment house having

DOMINION HOUSING ACT



DOMINION HOUSING ACT. MODEL HOUSE DESIGN No. 251.

T.M. MACLE, ARCHT.

660 ST. CATHERINE ST. W. MONTREAL, P.Q.

WORKING DRAWINGS OF THIS HOUSE HAVE BEEN PURCHASED BY THE GOVERNMENT FROM THE ARCHITECT, AND A COMPLETE SET CONSISTING OF 4 SETS OF BLUE PRINTS AND 4 DOMINION HOUSING MEMORANDUM SPECIFICATIONS (TO BE FILLED IN BY THE OWNER & BUILDER) MAY BE PURCHASED FOR THE SUM OF \$10.00. ORDER BY NUMBER FROM: HOUSING ADMINISTRATION, DEPARTMENT OF FINANCE, OTTAWA, ONTARIO.

THE THIRD IN THE ADVANCE'S SERIES OF D. H. A. HOUSE DESIGNS

The government-approved home shown above can be built in Timmins for \$3,150, according to an estimate of local contractors. If erected on a \$400 lot the whole project can be financed with \$710 in cash and monthly payments of \$30. These equal payments will retire the \$2,840 mortgage and pay the 5 p.c. interest charges in ten years. After that time the property stands clear with nothing more to pay

not more than twenty-five habitable rooms above the first floor will be required to have one stairway extending from the ground floor to the top floor. All apartment houses having more than twenty-five habitable rooms above the first floor shall have two separate stairways extending from the ground floor to the top floor. All stairs shall have treads not less than 9" and the rise shall be not more than 8".

Garage

When the garage is attached to the house or forms part of the house it shall be separated from the house by a masonry wall at least 8" thick. Any openings from garage to house shall be protected by a metal clad fire door. Garage in basement or under any portion of the house shall have a ceiling composed of a reinforced concrete slab at least 4" thick, or if a wood ceiling it must have two separate applications of metal lath and plaster or other fire-resisting materials, with an air space between. Garage must be ventilated direct to the outside. Subject to the minimum standards hereinbefore set out, materials, equipment, and methods of construction in general use in any locality are acceptable under the Dominion Housing Act, 1935, in that locality, provided their durability and suitability for their intended purpose have been demonstrated by experience. Acceptance of materials, equipment, and methods of construction not in general use may be authorized by the Minister of Finance on the basis of such investigation and tests as may be necessary to determine their durability and suitability.

These standards are not intended to interfere with existing building codes and Provincial Regulations, except where the building codes or Provincial Regulations require standards inferior to those called for herein. The Minister of Finance has also caused to be issued Memorandum Specifications covering materials and methods of construction required or recommended.

From Grade X to Grade XI
James Brindle, James Campbell, Douglas Charron, Arthur Croftin, Herbert Jennings, Junior LeClair, Bill Perlmutter, Roy Pickering, George Sandrin, Vera Abramson, Patricia Cannon, Cecilia Corcoran, Reva Dowe, Lucille Plamain, Hazel Gagne, Noella Goulet, Victario Kenney, Joyce Morrison, Marie Regimbal, Lillian Spence and Simone Lambert.

The above listed students have all earned promotion, but not in every case passed in all subjects. A report will be mailed to each student during the month of July, showing the standing obtained in each subject taken.

Blairmore Enterprise:—A friend of ours, writing from Vancouver two years ago, asked that we insert an "In Loving Memory" notice in our paper and send him the bill. He continued that he daily thought of his dear wife. He has never since thought of paying for the notice.



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Iroquois Falls High School Promotions

List of Pupils Passing to Higher Classes.

Iroquois Falls, Ont., July 3rd, 1933. Special to The Advance. Following is the list of students who have earned promotion in the Iroquois Falls High School during the past term. Promoted from Grade IX to Grade X. Lloyd Cosgrove, Carroll Cross, Ian Cuthell, Jacques Fontaine, Kenneth Goodfellow, Dan Gregorochuk, Jack

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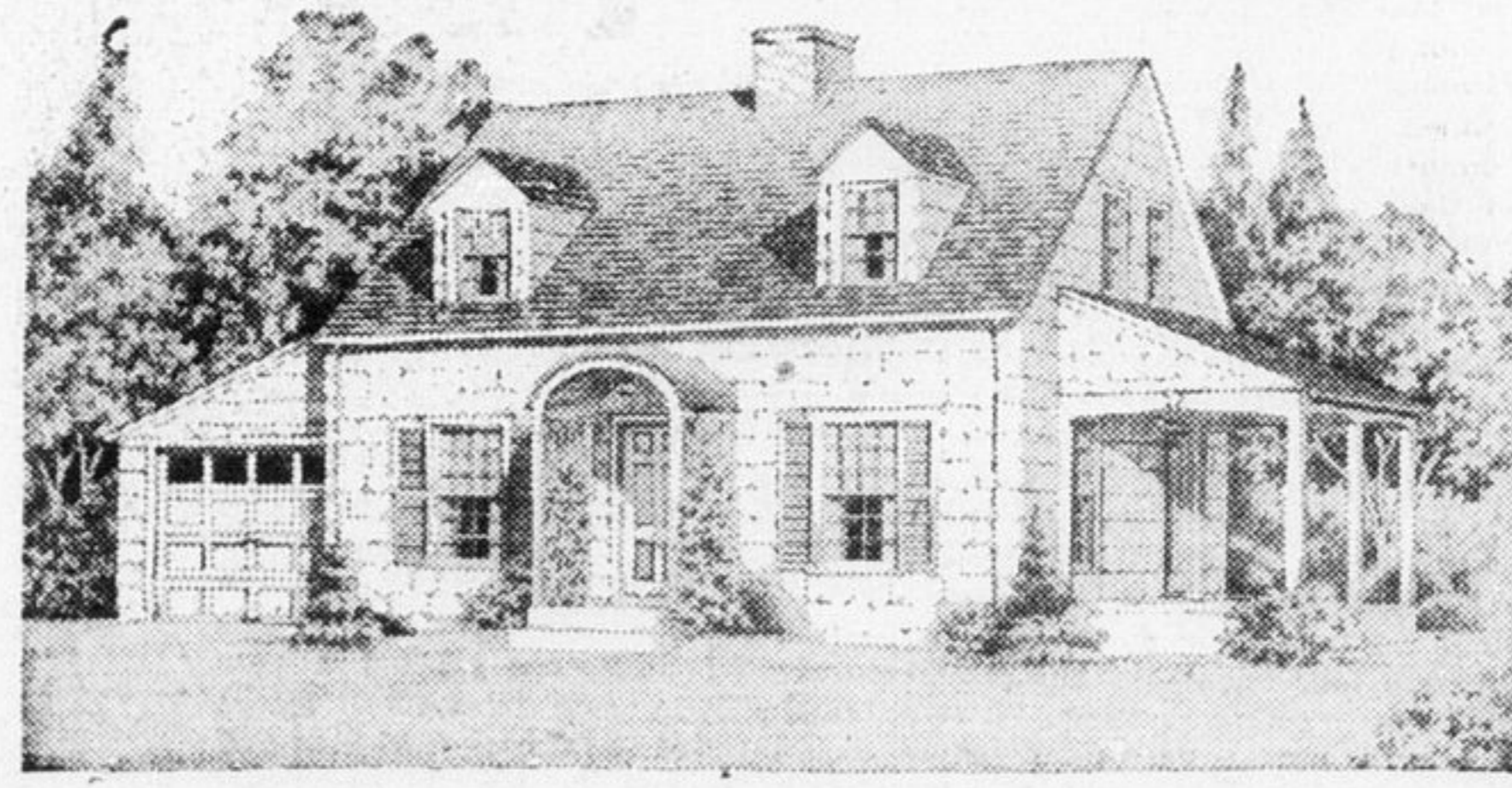
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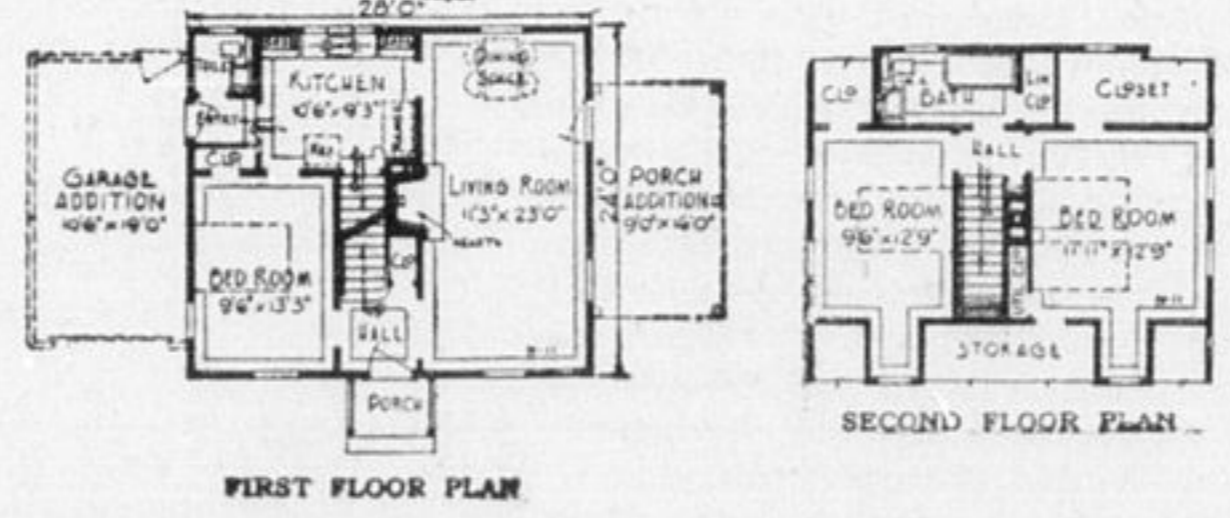


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Here's a fine version of one of the most popular architectural styles... the Colonial. It's an ideal home for the average size family and one that meets the most exacting tastes for a good architectural and artistic design. The front door opens into a vestibule which contains the stairway to the second floor, the entrances to the living room and a downstairs bedroom and a clothes closet. The living room is unique. It's a full twenty-three feet long, including a space at the far end for dining, and has an open fireplace. The first floor bedroom is of generous proportions and opens into the kitchen. A toilet and lavatory is conveniently placed nearby. The steps to the second floor lead into a hall that connects the two bedrooms. The bath provides, in addition to the regular facilities, for a roomy linen closet and a medicine cabinet. Ample storage and closet space is to be found on the second floor. The home can be built without the garage and porch as shown.

Investigate The D.H.A. To-day

Feldman Timber Company Ltd.

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