

Minimum Standard for Construction Under Act

Efforts Made Under National Housing Act to Assure Safe Construction, Permanence, Good Appearance and Economical Maintenance. Outline of Minimum Requirements.

The following are the minimum standards of construction under the National Housing Act as given officially from Ottawa:

Under Section 4, subsection (2) (a), National Housing Act, 1938, the following Minimum Standards of Construction have been approved by the Minister of Finance for houses eligible to be financed under the National Housing Act, 1938.

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 frost 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) A "basement" means a storey not less than one-third or more than two-thirds above the grade at the principal exit from the building.

(H) "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 4-inch masonry and supported on fireproof framing.

(I) "Fireproof construction" means walls, floors, roof, partitions, etc., constructed of non-combustible materials. It is not intended to prohibit wood window 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 per cent. of the area of an inside lot and not more than 40 per cent. of the area of a corner lot. An apartment house or a two-family house must not cover more than 60 per cent. of the area of an inside lot and not more than 75 per cent. of the area of a corner lot.

Yards

Houses which are to be built to or on the lot line must be located a minimum of 6' 0" from the nearest lot line, suit in a hardship to a borrower—in such case the yard may be a minimum of 3' 0". If less than 3' 0" a permanent easement or right-of-way is to be obtained over the adjoining property of such width as will provide for a yard 6' 0" between the wall of the house and the building line on the adjoining property. No openings permitted in walls built to or on the lot line.

Houses more than two storeys in height must have an additional 2' 0" increase in yard width for each full storey above the second.

Where a public lane or right-of-way exists between two adjoining properties the width of such lane or right-of-way may be considered as yard in complying with these requirements.

Driveway

The minimum width of a driveway except where such minimum would be less than 8' 0". However, a width of 10' 0" is recommended.

Service Entrance

The minimum width of passage required leading to a service entrance is 3' 0".

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 not be 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 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 inches 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" by 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 10' 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.

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

Bedroom—(At least 1 bedroom) Minimum area 110 sq. ft.

Other Bedroom—Minimum area 80 sq. ft. Minimum width 7' 0".

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

Ceiling Heights—First floor 8' 0" clear height. Second floor 7' 6" clear height. Where sloping ceilings occur at least 50 per cent. of the floor area must have 7' 6" height, and the balance of the minimum floor area must have a height of at least 4' 6". Basement 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. Fifty per cent. of the required glass area must be hinged or sliding to permit opening to the outside, except as follows:

(A) Bathroom 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 not more than twenty-five habitable rooms above the first floor will be required to have one stairway extending from the ground 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 inches 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 for houses eligible to be financed under the National Housing Act, 1938, 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.

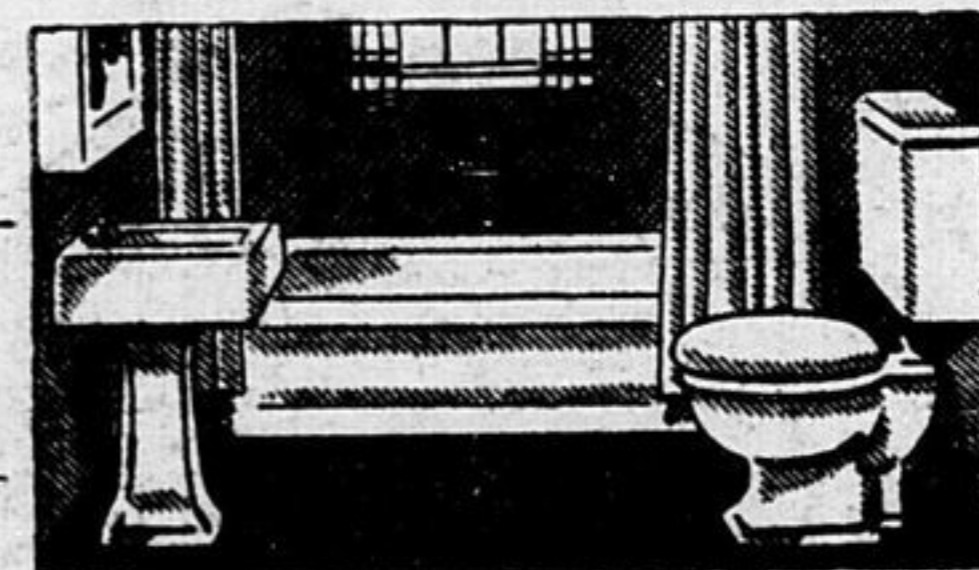
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