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Economy Is Achieved By Good Plans

The primary factors which govern economy in house construction include the shape of the house, the use of stock materials and the simplicity with which the structural shell can be framed according to the Federal Housing Administration.

The amount of outside wall and roof area required to enclose a given amount of space makes the shape of the house of considerable importance, it is pointed out. The square is described as the most economical shape since it provides the maximum amount of floor area with the least amount of floor area. Corner construction costs more than straight wall construction, with the result that square and rectangular shaped plans are less costly than L, U or Z shapes. The square or rectangular shape also is said to simplify the structural framing system of both floor and roof and thus to effect economies.

Standard Sizes Cut Labor. The Technical Division of the FHA also recommends that the size and arrangement of rooms in house plans permit the use of standard-size floor and ceiling joists without waste of labor and materials. When this is done rooms of maximum size are provided by a given amount of labor and materials. It is also recommended that the plan permit the use of a simple structural framing system for floors, walls and roofs.

Consider Mechanical Equipment. Another important consideration in economical house construction is the planning of structural framing in relation to the mechanical equipment to simplify the installation of pipes, ducts, wires and other items.

Stock millwork, items such as door and window frames, doors and window sash, kitchen cabinets, fresh trim for wall openings and cornices and other items are an economy if it is pointed out. Much of this equipment and many finishing items today are so well designed and manufactured that special items become a luxury. Stock moldings of good design are available in various sizes and shapes and can be readily combined to secure effects of wide variety.

Questions and Answers

Q. Can I use the same kind of linoleum for bathroom walls that is used on floors?

A. Floor linoleum is not recommended for walls. Instead use one of the linoleum products manufactured especially for use on walls. These products can be applied to plaster, plywood or noninsulating wallboard. Walls should be clean and free from any surface irregularities which might show through the covering.

Q. The ground in the vicinity where I plan to build drains fairly well but several of the nearby houses have damp basement walls after a heavy rain. How can I be assured of a dry basement?

A. Since water conditions apparently are not severe, damp-proofing of the basement walls can be effected by means of a cement plaster coat, at least one-half inch thick applied on the outside of the wall and covered with a coat of hot tar or asphalt. At the footing extend the plaster coat to the outside of the footing, rounding the angle to form a cove. If your site is so located that it will receive considerable water after a heavy rain it will be advisable to lay drain tile around the house at the base of the footing. Drain tile should be connected with a sewer or dry well in order to dispose of the surplus water.

Q. Can brick be laid during the cold winter months? What precautions should be taken to insure a good job?

A. If materials and the finished work are properly protected there is no reason why winter construction cannot be entirely satisfactory. When the temperature drops below 40 degrees F. the brick, water and sand should be heated. Brick should not be moistened before laying. Use only enough time to make the mortar workable. Protect the finished brickwork from freezing for at least 48 hours.

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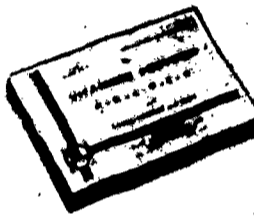
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