

Summer Comfort Helped by Home Air-Conditioning

Air-conditioning of both new and existing homes is now setting new records. It is a form of home comfort which everyone wants, to make summer weather more bearable. In 1949, 95,500 room air-conditioning units were sold, as compared with 1,128 in 1945.

Room air-conditioners enable the family living in an older house to get air-conditioned comfort where they want it most—in bedrooms and living rooms; although as many other rooms as desired can be air-conditioned. A recommended summer temperature provided by air-conditioning is 80 degrees F., with 45% relative humidity. A unit maintains the desired temperature and humidity automatically; filters pollen and dust from the outside air before circulating it within the room; makes the air more pleasant for everyone, including hay-fever sufferers; cuts housework by eliminating dust.

Several Types
The window model fits into the lower half of the average window; the console model, which has a greater cooling capacity, serves larger areas, stands on the floor in front of a window. Each type has an electric motor of 1/2 to 1 1/2 horsepower, cooling fans, and condenser coils through which a refrigerant flows. Air is drawn in from the outside, filtered, cooled by passing over the condenser, and blown into the room.

A unit is operated by simply plugging it into an electrical outlet. The only operation cost is the cost of the current, and does not greatly exceed that of operating an electric refrigerator. The electrical circuit should be checked before installation to see that it can carry the

load. Room air-conditioners give better performance and can be operated more economically in a home properly insulated with mineral wool than in an uninsulated house. The insulation provides a barrier against heat penetration from the outside, and against heavy loss of cooled air by seepage. Many owners of existing homes install insulation in walls and ceilings at the same time an air-conditioning unit is installed, to provide their homes with the maximum advantages of each.

Harmonize with Furnishings
Well-made units operate for long periods without requiring repairs. The exterior finish is designed to harmonize with room decorations. The window type may be removed for storage in winter, or utilized for air circulation or ventilation in cold weather.

For air-conditioning newly constructed homes, "packaged" units are installed in the basement. These are capable of cooling a large volume of air to low temperatures and circulating it through ducts to all parts of the house. Cooled air is diffused in rooms through grilles in upper wall areas or ceilings, or through inconspicuous nozzle-type diffusers. Stale air is carried off through baseboard vents. These "packaged" units are easily installed, requiring only an electrical and a water supply connection, since they are water-cooled.

In new home air-conditioning, the architect designs the house from the basement up with air-conditioning in mind. He eliminates all unnecessary openings, provides tight-closing doors and windows, storm windows for winter, and specifies complete insulation of wall, ceiling and attic spaces.

New Code Can Cut Building Costs by 10%

As much as 10% can be slashed from present building costs in every community that adopts the new performance-type building code developed after years of work, it was stated today by the Construction Research Bureau, national clearing house for building information.

The code has been prepared by the Building Officials Conference of America, which is composed of 500 municipal officials representing over 80% of the nation's population. The comprehensive basic code, covering every building situation in simplified terms for use in communities where engineers and technicians are not available, has been prepared and is ready for distribution.

Construction costs can be cut through the use of the new code because it permits new materials and construction techniques barred by many existing regulations.

Excessive and unnecessary requirements for structural strength which add to costs are eliminated; however, the code does set up requirements for minimum structural strength, fire-resistance and sanitation that must be met.

Wall Construction
Particular attention is given to wall construction in the new code, which states that walls in one-and-two-family houses must resist fire for 45 minutes; those in multi-family buildings for 90 minutes. This requirement can be built into any new or existing wall by filling it with mineral wool insulation, the National Bureau of Standards giving a one-hour fire-resistance rating to a wood-lath plaster wall filled with mineral wool and a rating of 1 1/2 hours when metal lath is used.

Although some cities require an outside wall to be 12 inches thick, the model code states 8 inches is sufficient for homes. The code permits spacing wall studs as much as 4 feet apart in some types of construction, instead of the 16 inches now generally required. Use of thinner sheathing is permitted. Where some codes rule out any wall finish except plaster, the new code allows any type of construction which meets fire-resistance requirements.

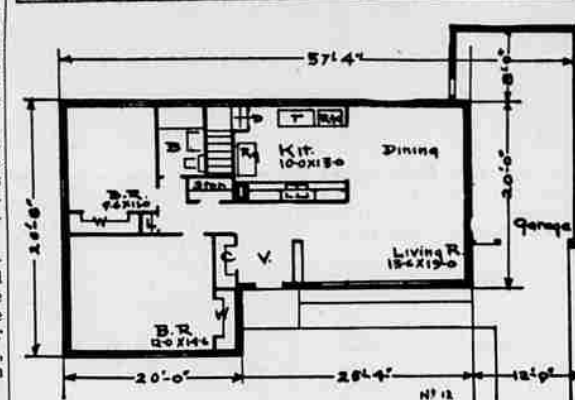
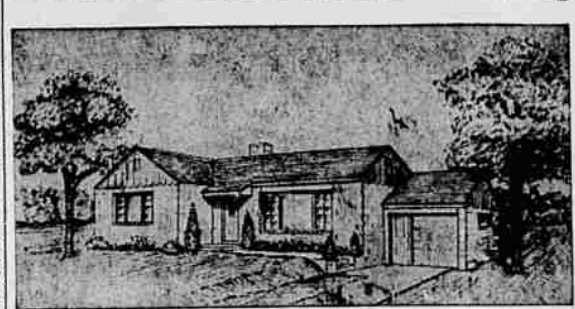
Other cost-saving provisions are: flexible insulated electrical wiring instead of expensive metal conduit; smaller sizes of copper and brass water pipe; elimination of plumbing traps between house and sewer; lighter-weight roofs and floors.

Code Up-to-Date
Since the model code contains performance rather than specification requirements, it will be up-to-date at all times and will recognize new materials which are developed to meet performance standards. This will eliminate the costly code revision necessary under old codes to allow new materials to be used.

New products will be tested in BOCA-recognized laboratories at the expense of the manufacturer, instead of at municipal expense, and then accepted in individual communities merely by approval of the local building officials.

Not only will the model code modernize hundreds of outmoded building regulations now in effect, its sponsors say, but will make it easy and inexpensive for thousands of communities which have no laws to adopt adequate building regulations.

Home Designed for Cement or Cinder Block for Pleasant Living



This small two bedroom home is designed for cement or cinder block construction, but it would look equally well built of brick, veneer or wood siding. It is oblong in shape with only six corners which would make it economical to build.

You enter into a protected vestibule with a coat closet on the left. To your right is a large combined living and dining room with picture windows on opposite walls which give this room a very pretentious appearance. One wall of this room is solid which allows for plenty of wall space for the placement of furniture.

The compact, U-shaped kitchen is entered directly from the dining room and it is intended that an accordion pleated or sliding door be placed between these two rooms. The kitchen has a large picture window directly over the work table, allowing space for potted plants and allowing for a pleasant view into the backyard.

The service entrance leads directly on to a landing, and the stairs to the basement are right in front of this entrance so that you do not have to turn to bring laundry or bulky items up and down from the basement.

Windows Can Add To House Cost
Dormer and bay windows add many dollars to the cost of a house and often serve no useful purpose, especially if the house design calls for simplicity of line.

A plain roof with simple lines usually gives a more pleasing effect. Purposes of installing dormers is to bring light to the second story. This can often be accomplished at less expense by carrying the wall up a little higher and installing ordinary windows just below the roof line.

If a bay window is desired, costs can be reduced and the effect retained by ending it at floor level, instead of continuing it on to the ground.

Kitchen should have a duplex electrical outlet for each 4 feet of work counter.

Outdoor Living Rooms Afford Western Comfort

Outdoor living rooms which afford a maximum of comfort and a minimum of care, are becoming very popular with Western homemakers, declares an article in the July issue of Sunset magazine. Whether in a summer cottage or on a more formal house in town, the outdoor living room or porch has taken over the summer living and entertaining activities with the greatest of ease. Sunset recommends that outdoor rooms be located near the kitchen for practical purposes. Meals can be served outdoors easily if there are only a few steps to be taken to reach the kitchen.

Many of the new outdoor rooms combine a garden-barbecue-living room atmosphere which is the ideal in Western living and comfort. Sunset's article also shows photographs of some of the best examples of indoor-outdoor living combinations.

3/4 of all families headed by persons over 65 own their own homes.

Tight Basement

Caulking all cracks where the house rests on the foundation will add to floor warmth, since a tight basement prevents the escape of furnace heat to the outside and the entrance of cold air to chill the floor. Basement temperature of more than 70 degrees indicates that heat is being wasted.

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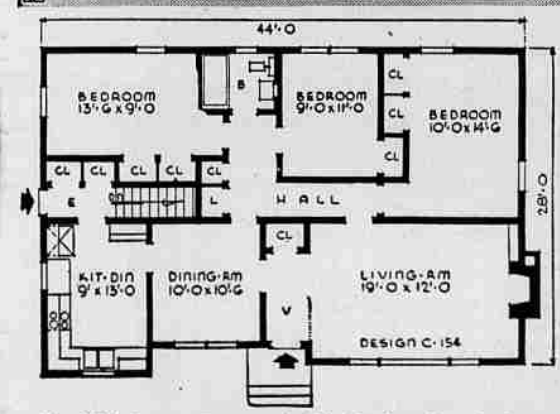
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HOMES FOR AMERICANS



Simplicity Insures Economy in this plan for a three bedroom house with basement. Front and rear vestibules, a separate dining room, fireplace in living room and ten closets give this house a maximum of livability. The architects suggest an exterior of wood siding and a roof of asphalt shingles. The rectangular plan insures economy of construction. This is Design C-154 by the Small House Planning Bureau, St. Cloud, Minn. It covers an area of 1,214 square feet and has a content of 23,673 cubic feet.

Insurance May Be Affected by Alteration Work

Before making any alterations, home-owners are advised by insurance companies to check their policies and make sure the changes are permitted. It is possible to void a policy with such apparently simple changes as installation of additional electric wiring, the relocation of a fuel oil tank, a change in type of heating fuel used or even the construction of a porch.

If there is the slightest question, consultation with the insurance agent is recommended before starting work. If it develops that the planned alteration is prohibited, a rider usually can be attached to the policy, a method of safeguarded construction suggested by the agent that will conform to the existing policy.

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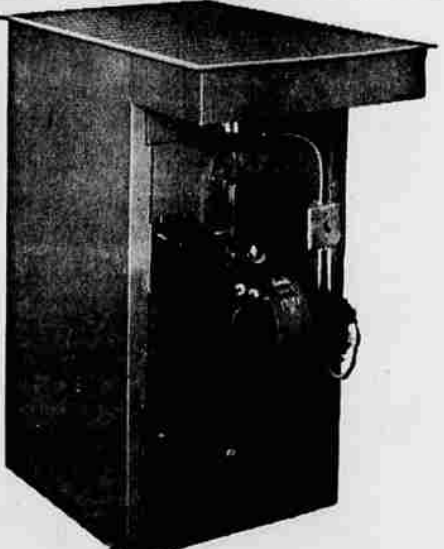
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