

F.H.A. LOW INCOME MINIMUM PROPERTY STANDARDS STUDY

This section includes a study made by Conrad Engineers of the minimum square footage allowances in various classifications of F.H.A. insurable loans.


In summary, ordinary F.H.A. multi-family housing categories require the largest individual room areas with detached and duplex dwellings requiring the next largest individual room areas. The minimum property standards for low cost housing rank third, and urban renewal area requirements allow the least amount of individual room floor areas. The following illustrates the difference in room sizes and sources of variations:

<u>Rank Order</u> (1 the largest)	<u>Eff.</u>	<u>1 Br.</u>	<u>2 Br.</u>	<u>3 Br.</u>	<u>4 Br.</u>
Minimum Property Standards, Low Cost Housing:		3	3	3	3
F.H.A. Multi-Family Housing:	1	1	1	1	1
F.H.A. Multi-Family Housing, Urban Renewal Area:		5	5	5	5
F.H.A. Multi-Family Housing, West Side Urban Renewal Area, New York City:		5	5	5	5
F.H.A. 1-2 Living Units:		2	2	2	2
F.H.A. 1-2 Living Units, Low Cost:		3	3	3	3

Source of Variation - for main rooms (combinations generally reflect proportional variations)

- 1-2 Dining Area or room, 10 square feet to 20 square feet larger
- 2-3 Living Room 20 square feet larger
Kitchen 10 square feet larger
Bedroom 10 square feet larger (both master bedroom and others)
Dining Room 0 to 10 square feet larger
- 3-5 Living Room 0 to 10 square feet larger
Kitchen 0 to 10 square feet larger
Master Bedroom 10 square feet larger

The gatefold is a study made by Reston of the low cost housing minimum property standards holding the width of any room to the maximum shipping limitations of twelve feet. Room combinations containing the least amount of square feet have been translated into minimum dwelling sizes of from 401 square feet for a one bedroom unit to 669 square feet for a four bedroom unit. Each floor plan contains the least amount of circulation area possible in these room combinations. The chart is intended for use as a quick reference for comparison of design schemes submitted with the F.H.A. minimum property standards for low cost housing.

LIVING UNIT
WITH

 BEDROOM

SPACE

MIN. PROP. STAND

FHA MULTI-FAMILY
HOUSINGFHA MULTI-FAMILY
HOUSING (ORGAN
RENTAL AREA)FHA MULTI-FAMILY
HOUSING (WEST SIDE,
MID. ORGAN RENTAL
AREA)F.H.A. 1-2
LIVING UNITSF.H.A. 1-2
LIVING UNITS
LOW COST

LIVING RM

NA

DIN. RM

NA

DIN. AREA

NA

KITCHEN

NA

KITCHENETTE

40

BED RM. (PRIM)

NA

BED RM. (SECOND. BR)

NA

TOTAL AREA, BED RMS

NA

LIV. RM-DIN. AREA

NA

LIV RM-DIN. RM

NA

LIV RM-DIN. AREA-BED RM

240

LIV RM-DIN. AREA-KIT

NA

LIV RM-BED RM

190

KIT-DIN. AREA

100

KIT-DIN RM

NA

KITETTE-DIN AREA

80

OTHER HAB. SPACE

NA

BATHROOM

-

FOYER

25

BALCONY OR PORCH

70

TERRACE

120

LIVING UNIT
WITH
1
BEDROOM

SPACE

MIN. PROP. STAND.

FHA MULTI-FAMILY
HOUSING

FHA MULTI-FAMILY
HOUSING (URBAN
RENEWAL AREA)

FHA MULTI-FAMILY
HOUSING (RUSTIC AREA,
MIN. URBAN RENEWAL
AREA)

F.H.A. 1-2
LIVING UNITS

F.H.A. 1-2
LIVING UNITS
LOW COST

WIDTHS

LIVING RM

160

140

140

160

140

DIN. RM

>100

80

80

80

80

DIN. AREA

50

50-60

-

-

KITCHEN

60

50

50

60

50

KITCHENETTE

40

40

40

-

-

BED RM. (PRIM)

120

100

100

120

110

BED RM (SECOND. GR)

NA

NA

NA

NA

NA

TOTAL AREA, BED RMs

120

100

100

120

110

LIV. RM-DIN. AREA

200

160

160

120

180

LIV RM-DIN. RM

240

200

200

-

200

LIV RM-DIN. AREA-BED RM

NA

220

220

-

-

LIV RM-DIN. AREA-KIT

260

210

210

220

220

LIV RM-BED RM

NA

190

190

-

-

KIT.-DIN. AREA

110

80

80

100

90

KIT.-DIN. RM

150

120

120

-

120

KITETTE-DIN AREA

80

60

60

-

-

OTHER HAB. SPACE

80

70

70

-

-

BATHROOM

-

-

-

-

-

FOYER

25

-

-

-

-

BALCONY OR PORCH

70

-

-

-

-

TERRACE

120

-

-

-

-

LR 11'
DR 8'
K 3'
BR 7'

LIVING UNIT
WITH
2
BEDROOMS

SPACE

MIN. PROP. STAND.

F.H.A. MULTI-FAMILY
HOUSING

F.H.A. MULTI-FAMILY
HOUSING (URBAN
RENEWAL AREA)

F.H.A. MULTI-FAMILY
HOUSING (URBAN
RENEWAL AREA)

F.H.A. 1-2
LIVING UNITS

F.H.A. 1-2
LIVING UNITS
LOW COST

LIVING RM

160

140

140

160

140

DIN. RM

100

80

80

80

80

DIN. AREA

-

-

-

-

-

KITCHEN

60

50

50

60

50

KITCHENETTE

NA

40

40

-

-

BED RM. (PRIM)

120

100

100

120

110

BED RM (SECOND, ETC)

80

70

70

80

70

TOTAL AREA, BED RMS

200

170

170

200

180

LIV. RM-DIN. AREA

200

160

160

180

180

LIV RM-DIN. RM

240

200

200

-

200

LIV RM-DIN. AREA-BED RM

NA

220

220

-

-

LIV RM-DIN. AREA-KIT

270

210

210

220

220

LIV RM-BED RM

NA

190

190

-

-

KIT-DIN. AREA

110

80

80

100

90

KIT-DIN RM

150

120

120

-

120

KITETTE-DIN AREA

NA

60

60

-

-

OTHER HALL. SPACE

80

70

70

-

-

BATHROOM

-

-

-

-

-

FOYER

25

-

-

-

-

BALCONY OR PORCH

70

-

-

-

-

TERRACE

120

-

-

-

-

LR 11'
DR 8'
K 3'
BR 7'

LIVING UNIT
WITH
3
BEDROOMS

SPACE

MIN. PROP. STAND

FHA MULTI-FAMILY
HOUSING

FHA MULTI-FAMILY
HOUSING (ORGAN
RENTAL AREA)

FHA MULTI-FAMILY
HOUSING (WEST SIDE,
WIND. ORGAN RENTAL
AREA)

FHA 1-2
LIVING UNITS

FHA 1-2
LIVING UNITS
LOW COST

LIVING RM

170

150

150

170

150

DIN. RM

110

100

100

95

90

DIN. AREA

-

-

-

-

KITCHEN

70

60

60

70

60

KITCHENETTE

NA

NA

NA

-

-

BED RM. (PRIM)

120

100

100

120

120

BED RM (SECOND. CTY)

80

70

70

80

70

TOTAL AREA, BED RMs

280

240

240

280

250

LIV. RM-DIN. AREA

220

180

180

260

190

LIV RM-DIN. RM

260

220

220

-

220

LIV RM-DIN. AREA-BED RM

NA

-

-

-

-

LIV RM-DIN. AREA-KIT

290

240

240

250

240

LIV RM-BED RM

NA

-

-

-

-

KIT-DIN. AREA

120

100

100

110

100

KIT-DIN RM

160

140

140

-

140

KITETTE-DIN AREA

NA

80

80

-

-

OTHER HAB. SPACE

80

70

70

-

-

BATHROOM

-

-

-

-

-

FOYER

25

-

-

-

-

BALCONY OR PORCH

70

-

-

-

-

TERRACE

120

-

-

-

-

LR 11
DR 8
K 3
BR 7

LIVING UNIT
WITH
4
BEDROOMS

SPACE

MIN. PEOP. STAND.

FHA MULTI-FAMILY
HOUSING

FHA MULTI-FAMILY
HOUSING (URBAN
RENEWAL AREA)

FHA MULTI-FAMILY
HOUSING (RUSTIC
HIC. URBAN RENEWAL
AREA)

F.H.A. 1-2
LIVING UNITS

F.H.A. 1-2
LIVING UNITS
LOW COST

LIVING RM

180

150

150

180

160[✓]

DIN. RM

120

100

100

110

100[✓]

DIN. AREA

-

-

-

-

KITCHEN

80

60

60

80

70[✓]

KITCHENETTE

NA

NA

NA

-

-

BED RM. (PRIM)

120

100

100

120

110[✓]

BED RM (SECOND. ET)

80

70

70

80

70[✓]

TOTAL AREA, BED RMS

380

340

340

380

320

LIV. RM-DIN. AREA

220

180

180

220

200[✓]

LIV RM-DIN. RM

220

220

220

-

240

LIV RM-DIN. AREA-BED RM

NA

-

-

-

-

LIV RM-DIN. AREA-KIT

310

240

240

280

260

LIV RM-BED RM

NA

-

-

-

-

KIT-DIN. AREA

140

100

100

120

110

KIT-DIN RM

180

140

140

-

160

KITETTE-DIN AREA

NA

80

80

-

-

OTHER HAB. SPACE

80

70

70

-

-

BATHROOM

-

-

-

-

-

FOYER

25

-

-

-

-

BALCONY OR PORCH

70

-

-

-

-

TERRACE

120

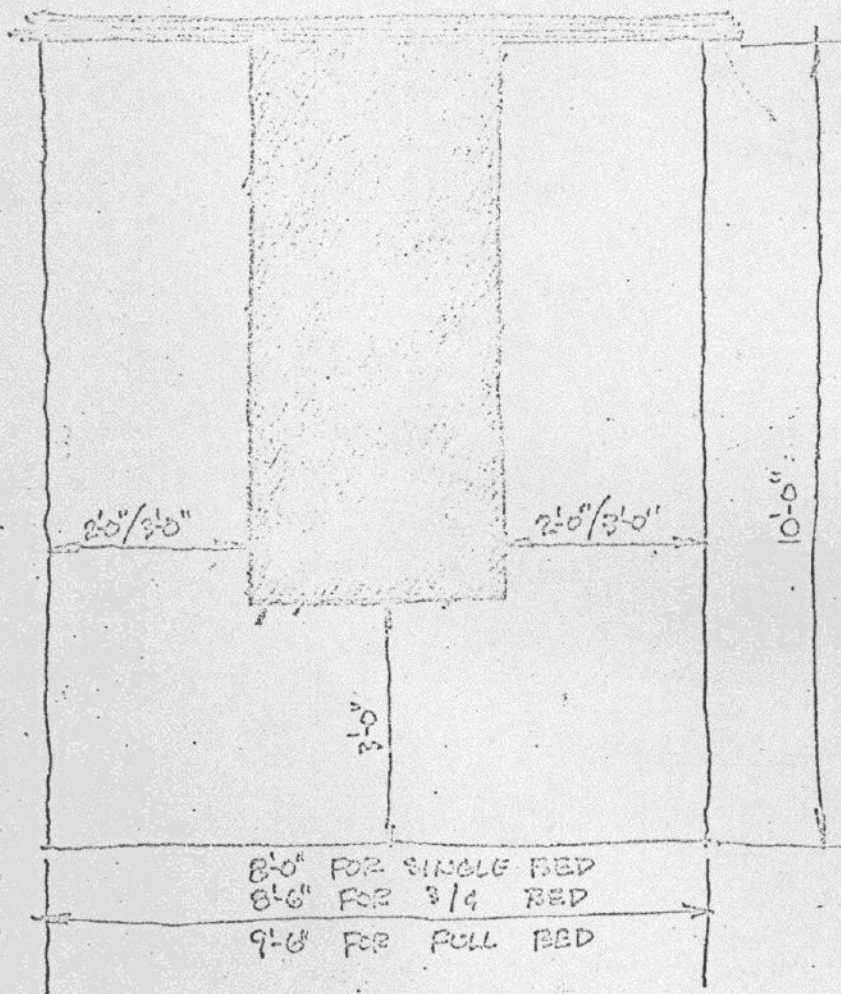
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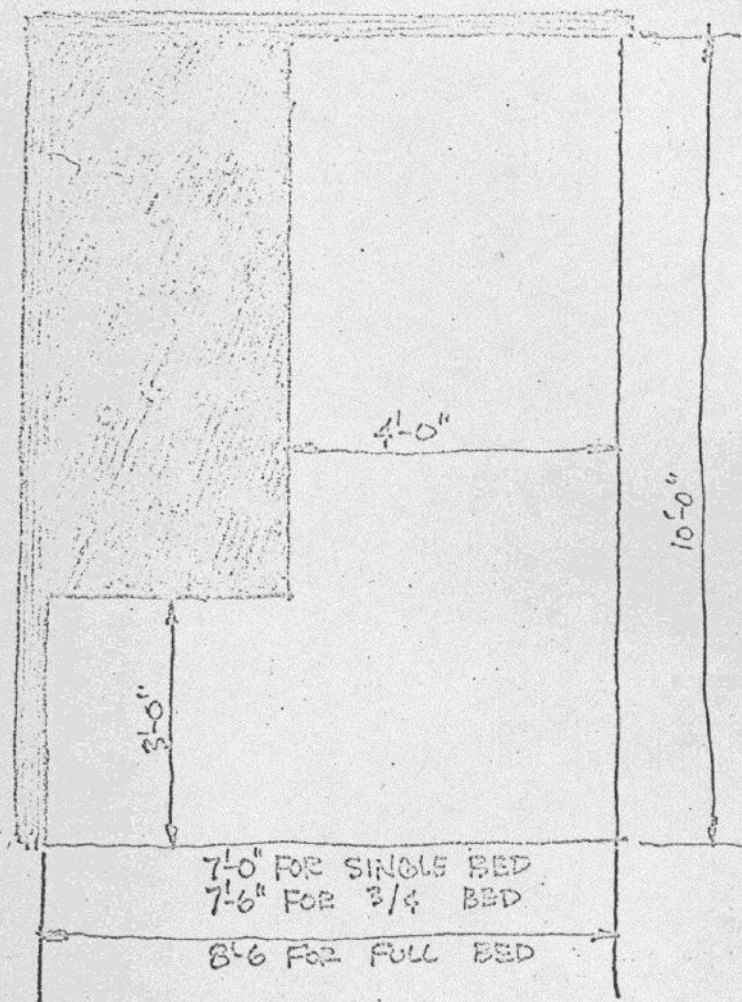
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LR 11
DR 8
K 3
BR 7



DESIRABLE CLEARANCES FOR
PASSAGE & BEDMAKING ~
BED COMMON WITH ONE WALL

JOB _____		CONRAD ENGINEERS			
		A DIVISION OF CONSTRUCTION RESEARCH AND DEVELOPMENT CORP.			
FOR _____		LOS ANGELES (VAN NUYS)		NEW YORK	
JOB NO. _____	DWS. BY _____	DWN. BY _____	CKD. BY _____	DATE _____	ENT. OF _____



10'-0"
8'-6"
1'-6"

DESIRABLE CLEARANCES FOR
PASSAGE & BED MAKING ~
BED COMMON WITH TWO WALLS

JOB NO. _____		CONRAD ENGINEERS			
FOR _____		A DIVISION OF CONSTRUCTION RESEARCH AND DEVELOPMENT CORP.			
		LOS ANGELES (VAN NUYS)		NEW YORK	
JOB NO. _____	DES. BY. _____	DWN. BY. _____	CKD. BY. _____	DATE _____	SHT. OF _____