

U. S. DEPARTMENT OF COMMERCE

BUILDING
MATERIALS
AND
STRUCTURES

REPORT BMS91

A Glossary of Housing
Terms

compiled by

Subcommittee on Definitions
Central Housing Committee on
Research, Design, and
Construction

NATIONAL
BUREAU OF STANDARDS

BUILDING MATERIALS AND STRUCTURES REPORTS

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A Glossary of Housing Terms

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Foreword

A common terminology is always helpful in discussing any subject. In the case of housing, where there are many different opinions on what should be done and a large and growing vocabulary, it is especially important that some means should be provided for ascertaining what is meant when a particular term is employed. This Glossary has been prepared by a representative committee, which has sought to record usage rather than to fix meanings arbitrarily. It is believed that the existence of such a document will assist in a better understanding of the many problems in the housing field.

LYMAN J. BRIGGS, *Director.*

Glossary of Housing Terms

Compiled by Subcommittee on Definitions of the Central Housing Committee on Research,
Design, and Construction

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INTRODUCTION

The purpose of this Glossary is to bring together for the convenient use of all persons concerned with housing the generally accepted definitions of a limited number of terms currently used in housing literature with definitions of closely related terms which are not fully defined in their special application to present-day housing in most dictionaries or glossaries. The compilers of this edition of the Glossary have found, as did the committee in charge of the first edition of the Glossary, that even in a 5-year period meanings have undergone transitions, and some terms have apparently lost their usefulness, and that many new words have appeared.

The first edition of "A Glossary of Housing Terms," issued in 1937, was compiled by a committee from the five Federal agencies principally concerned with housing at that time and included definitions of approximately four hundred and seventy terms. This edition, the second, is a revision and expansion of the first edition and includes definitions of approximately eight hundred terms.

The work of revision was begun in January 1940, and included a review of definitions of housing terms included in dictionaries and glossaries, in codes and statutes, particularly those revised or issued since 1937, and in all literature issued by Government agencies concerned with housing.

In selecting the terms for inclusion in the 1942 edition of the Glossary, the Subcommittee on Definitions has been guided largely by advisers in specialized fields of accounting,

architecture, appraisal, assessment, construction, economics, engineering, finance, law, real estate, sociology, town planning, and zoning. Nine lists of related terms were prepared and circulated among advisers who were requested to suggest changes, eliminations, and additions. The extensive and studied suggestions received from all sources were reviewed at length by the Subcommittee. Definitions acceptable to the membership were then formulated. Revisions and additions have been made in all categories; but additions are most extensive in the fields of landscape and construction work, where it was felt considerable confusion exists regarding many definitions. It was deemed advisable, where Government agencies have adopted special definitions for use in their work, to include many of those definitions in the Glossary, noting their source and variation, if any, with the generally accepted definitions. The Glossary is subject to further expansion and revision.

The cooperation of the Subcommittees on Accounting, Landscape, and Fire Resistance has been most helpful in this compilation. The contributions of advisers in specialized fields are gratefully acknowledged, particularly those of Ayers J. duBois, Harold B. Bursley, Adelaide R. Hasse, Henry V. Hubbard, Isadoro Quintana, Kenneth H. N. Newton, Horace W. Peaslee, and William A. Strong. Valuable assistance has been rendered by Elinor Dodds of the Public Relations Committee and Rosa L. Hanna, compiler, both from the Office of Government Reports, and by George E. Umhau, of the National Bureau of Standards, who supervised the final revision.

LISTING OF TERMS

The majority of terms in this Glossary are listed alphabetically. However, for convenience in comparing the definitions of related terms, associated terms have been grouped together alphabetically and listed under the following main terms, which will be found in their proper alphabetical location in the Glossary:

Apartment types; apartment-house types; areas; buildings; construction types; corporation; deed; depreciation; dwelling types; elec-

trical terms; elevator types; estate; fee types; framing systems; grade; grading; halls; house types; housing; land; lot types; lumber; measurements; mortgage loans; mortgage types; occupancy; partition types; plan types; planning; plants; plumbing terms; property types; rafter types; rent; rights; roof types; rooms; space; stairs; stairway types; traffic ways; uses; ventilation; walls; window types.

A

abstract.—In general: A summary of the pertinent items in a document or documents, such as a deed.

abstract of title.—A summary of all conveyances, such as deeds or wills and legal proceedings, giving the names of the parties, the description of the land, and the agreements, arranged to show the continuity of ownership.

accrual.—In accounting: Sums which have accumulated or a sum to be accumulated in a regularly recurring period.

acoustic tile.—Tile designed and constructed to absorb sound.

acreage.—Land which has not been subdivided and which is customarily measured in terms of acres rather than in front feet or square feet.

addition.—Any construction which increases the area or cubic contents of a building. (*Compare* ALTERATION.)

air conditioning.—The simultaneous control of temperature, humidity, movement, and purity of air in buildings.

alcove.—A large recess connected with or opening off a room.

alignment.—The course or location of elements of design or construction in relation to a determined line.

alley. *See* TRAFFIC WAYS: ALLEY.

—alley influence.—The effect caused by an alley on the value of abutting or nearby property.

allotment garden. *See* GARDEN, ALLOTMENT.

alteration:

1. Any change in exit facilities, structural parts, or mechanical equipment which does not increase the cubic content of a building.
2. Any change, addition, or modification in construction or occupancy. (*Compare* ADDITION.)

amenities.—Satisfactions derived from ownership or occupancy, or both, of a property because of qualities of excellence which characterize the property and its surroundings. In appraising: The term is most frequently used in connection with considerations relating to properties which typically are strongly appealing to prospective buyers for owner occupancy.

—amenity income.—The services, satisfactions, or benefits derived from owner occupancy of amenity-income dwelling properties. (Differentiated from "monetary income".)

—amenity-income dwelling.—A residential property which is of such quality and so located as to be appealing to typical persons for the purpose of owner occupancy. (Differentiated from "rental-income dwelling or property".)

amortization.—In accounting: The scheduled liquidation of a long-term debt.

amphitheater.—A structure, usually without roof, having an open platform, an open space in front of the platform, and seats rising in tiers about the open space. The space below the seats may be occupied as a building.

apartment.—A living unit or a suite of rooms in a building containing three or more living units having some common services or facilities, or both, and served by a common entrance hall. (*See* HOUSE; APARTMENT HOUSE; LIVING UNIT; FLAT.)

apartment house:

1. A building containing three or more living units having common services or facilities, or both, and served by a common entrance hall.
2. A structure two or more stories in height under one roof, designed for the accommodation of two or more families. (*Compare* APARTMENT; TENEMENT.)

apartment types:

—duplex apartment.—An apartment having two stories.

—gallery apartment.—An apartment in a building two or more stories high, accessible solely from an open porch or gallery. (*See also* APARTMENT-HOUSE TYPES: GALLERY APARTMENT HOUSE.)

—housekeeping apartment.—An apartment providing complete living facilities, including cooking.

—kitchenette apartment.—An apartment providing limited space and equipment for cooking. (*See also* ROOMS: KITCHENETTE.)

—nonhousekeeping apartment.—An apartment without cooking facilities.

apartment hotel.—A hotel in which the majority of apartments are designed for extended occupancy.

apartment-house types:

—**cooperative apartment house.**—An apartment house in which the apartments are held by different persons, usually stockholders in a corporation that holds title to the building and owns or leases the land on which it is located. Tax payments, general service expenses, and payments on loans (if any) are collectively prorated among the stockholders, who have a voting right in the management and sale of stock. (*Compare* HOUSE TYPES: COOPERATIVE HOUSES.)

—**corridor-type apartment house.**—An apartment house in which all vertical means of exit from any one apartment can be reached only through a common corridor.

—**elevator apartment house.**—An apartment house equipped with one or more passenger elevators.

—**gallery apartment house.**—An apartment house, two or more stories high, with open galleries or porches at each story giving sole access to individual apartments. (*See also* APARTMENT TYPES: GALLERY APARTMENT.)

—**garden apartment house.**—An apartment house, adjacent to or fronting on its own garden or garden-like surroundings.

—**walk-up apartment house.**—An apartment house, more than one story in height, not equipped with passenger elevators.

appendage.—Any structure attached to the outside of a building and not essential to its stability.

appraisal:

1. The process of deriving valuations and other estimates pertaining to property.

2. The valuations and estimates so derived.

appreciation.—Increase in value of property. (*Compare* DEPRECIATION.)

approved.—Passed upon as satisfactory by the authority designated by law to give approval in the matter in question.

apron.—The flat member of the inside trim of a window placed against the wall immediately beneath the stool.

areas:

—**area of a building.**—The area, taken on a horizontal plane at the mean grade level, measured to the center of party walls or fire walls and to the outside of other walls, exclusive of uncovered porches, terraces, and steps. (*Compare* AREAS: BUILDING AREA; COVERAGE.)

—**blighted area.**—A decadent area without apparent prospect of improvement.

—**building area.**—The total of areas, taken on a horizontal plane at the mean grade level, of the principal building or buildings and of all accessory buildings, exclusive of uncovered porches, terraces, and steps. (*Compare* COVERAGE; DENSITY.)

—**developed area.**—An area of land to and upon which improvements have been made.

—**economic background area.**—An area within which the conditions of industry, trade, labor, and living—that is, the economic and social life of a com-

munity of people—are predominantly subject to the same influences. It may be small, as in the case of a village, or large, as in the case of a city together with its entire environing metropolitan area. (*From* Federal Housing Administration "Underwriting Manual," 1938.)

—**floor area.**—In building regulations: The floor space enclosed by exterior walls, fire walls, or fire partitions, or by a combination of them.

—**gross floor area.**—The total area of a floor of a building or building unit, measuring from inside surfaces of enclosing walls.

—**net floor area.**—The gross floor area, less the area of the partitions, columns, and stairs and other floor openings.

—**usable floor area.** *See* AREA: RENTABLE AREA.

—**ground area of dwelling structures.**—In USHA work: The area at grade level of all dwelling buildings, including bays, chimneys, and enclosed porches, to the outside surfaces of exterior walls. Outside stoops, steps, terraces, and footings shall not be included. (*From* USHA Bulletin No. 17, "Definition of Terms," 1939.)

—**industrial area.**—A district, of a town, city, county, state, or region, devoted predominantly to manufacturing.

—**metropolitan area.**—A region including a large concentration of population together with the surrounding areas where the daily economic and social life is predominantly influenced by the central city.

—**open area or open space.**—A tract of land free of building coverage, open to passage, and used as a park or common, playground, lawn, or garden; usually public and recreational in character.

—**private area.**—An area, within or outside of a building or group of buildings, reserved for the exclusive use of a single family or group of families living therein.

—**public area.**—An area open and free to the public at large at all times.

—**recreational area.**—Outdoor, or indoor, space devoted to play and other leisure-time activities.

—**rentable area.**—The total floor area contained within the enclosing walls of one living unit. In addition to room areas, this includes private halls, foyers, closets, baths, and partitions.

—**total rentable area.**—The gross floor area less the area of all common and service spaces within the building.

—**residential area:**

—**gross residential area.**—The net residential area plus one-half the area of bounding streets, plus one-quarter the area of bounding street intersections.

—**net residential area.**—The total area of land in the following uses:

1. Sites of residential buildings.

2. Park or playground areas immediately adjoining these sites, and maintained in proper condition for constant use of the occupants of such sites by the authority

directly responsible for operation and maintenance of residential buildings.

—**room area:**

—**net room area.**—The floor area of a room measured from wall to wall, or, as measured on plans, from rough to rough.

—**rural area.**—An open region not included in city, town, or suburb.

—**service area, service court, or service yard.**—An outdoor space, adjacent to a building or group of buildings, providing work space, access for deliveries, and temporary storage. (See also SPACE: SERVICE SPACE.)

—**site area:**

—**gross site area.**—The total area within the property lines of a project, including the area of all the internal streets, one-half the area of all boundary streets, and one-quarter the area of bounding street intersections.

(As defined in USHA Bulletin No. 17, "Definition of Terms," the term "gross area" means "the area of the project within property lines (to be used for immediate development) plus the area of all streets which traverse the site, plus the area to the center line (not measured beyond 40 feet) of all boundary streets and one-quarter the area of all boundary intersections (not figured over 1,600 square feet), plus the area, to a maximum distance of 40 feet, of any adjoining public park, playground, or any other adjoining open or un-built-on area which may reasonably be assumed to be permanently open. Where the project abuts property other than a public park, permanent open space, or streets, no area beyond the property lines shall be included. Gross area shall not include the area of land reserved for future development nor the area of streets traversing such land, nor any area of streets or other open areas adjoining such land.")

—**net site area.**—In general: The total area within the property lines of a project, excluding external streets.

(As defined in USHA Bulletin No. 17, "Definition of Terms," the term "net area" means "the area within property lines (to be used for immediate development) including narrow service drives, small play spaces, sitting-out areas, laundry drying yards, and automobile parking areas, but excluding all public boundary streets and public streets which traverse the site (whether existing or to be dedicated), land reserved for future development, unbuildable land, major recreation or park areas or major automobile parking spaces which are additional to the over-all project pattern of open spaces, and the land covered by and immediately associated with community buildings, central or group heating plants, commercial buildings, and other nonresidential structures.")

—**suburban area.**—Territory adjacent to or within the outer limits of an urban area; to be distinguished from urban area, by less intensive use of the land and

less complete connection with the services and social life of the city.

—**transitional area.**—An area in process of change from the predominance of one use to the predominance of another use, or to an heterogeneity of uses.

—**urban area.**—Territory inside the city limits, or immediately adjacent thereto, developed or undeveloped.

areaway.—An open subsurface space adjacent to a building used to admit light or air or as a means of access to a basement or cellar.

arterial highway, road, or street. See TRAFFIC WAYS: ARTERIAL HIGHWAY, ROAD, OR STREET.

assemblage:

1. The merging of adjacent properties into a single unit of ownership or use.
2. The property so merged, considered as a unit.

assembly hall. See HALLS: ASSEMBLY HALL.

assessment:

1. A charge levied against property to meet some specific purpose.
2. The valuation of property for taxation; also the value so assigned.
3. A levy against security holders of a corporation; also the amount so fixed.

—**special assessment.**—A charge imposed by a government upon a restricted group of properties to defray, in whole or in part, the cost of a specific improvement or service which is presumed to be of special benefit to such properties and may be of general benefit to the public.

auditorium. See HALLS: ASSEMBLY HALL.

B

backfill.—The replacement of excavated earth into a pit or trench or against a structure.

base line:

1. Any imaginary line on the earth's surface running due east and west, from which township lines are established. (Compare MERIDIAN.)
2. A definitely located arbitrary line for reference control purposes.

basement.—A story partly underground, but having less than half its clear height below grade. (Compare CELLAR.)

batter.—The slope, or inclination from the vertical, of a wall or other structure or portion thereof.

bay.—One of the intervals or spaces into which a building plan is divided by columns, piers, or division walls.

beam.—A structural member transversely supporting a load.

bench marks.—Identification symbols on stone, metal, or other durable matter permanently fixed in the ground, from which differences of elevation are measured, as in tidal observations or topographical surveys. (See DATUM.)

betterment.—An improvement to a property which adds to its value, as distinguished from repairs or replacements. (See also ALTERATION; REMODELING; REPAIR; REPLACEMENT.)

blight.—A deteriorating influence or condition affecting the use of real estate. (See AREAS: BLIGHTED AREA.)

block.—An area of land in an organized community, bounded by streets or by other definite limits. In some localities such areas are known as "squares."

—**superblock.**—A large block, frequently consolidated of existing small blocks, normally surrounded by traffic routes and penetrated by narrow residential streets, cul-de-sacs, or walks which give access to the houses.

boarding house. See HOUSE TYPES: BOARDING HOUSE.

boulevard. See TRAFFIC WAYS: BOULEVARD.

bridging.—Small wood or metal members that are inserted in a diagonal position between the floor joists acting both as tension and compression members for the purpose of bracing the joists and spreading the action of the effect of loads.

building.—In general: A roofed structure designed or used for the shelter of persons, animals, or goods. (See OCCUPANCY: BUILDING OCCUPANCY.)

—**area.** See AREAS: BUILDING AREA.

—**building line.**—A line established by law or agreement beyond which a building shall not extend.

—**building maintenance:**

1. Any labor or material provided to remedy deterioration or obsolescence.
2. In accounting: An expenditure upon a fixed asset which tends to preserve its value but which, under accepted accounting procedures, is not reflected in an increase in its book value.

—**building site.**—A parcel of land suitable for building or on which a building is or may be built, including all surrounding land specifically allocated to the building.

—**building unit.**—That portion of a building served by the same main means of ingress and egress.

—**cubic content.** See CUBIC CONTENT OF A BUILDING.

—**height of building.** See MEASUREMENTS: HEIGHT OF BUILDING.

building code.—A collection of legal requirements the purpose of which is to protect the safety, health, morals, and general welfare of those in and about buildings. (From NBS BMS19, "Preparation and Revision of Building Codes," 1939.)

building department.—The department of government charged with enforcement of ordinances and laws regulating the erection, construction, alteration, moving, demolition, and repair of buildings and structures.

building official. See OFFICIAL: BUILDING OFFICIAL.

building, savings, and loan association.—A financial institution, the purposes of which are to extend credit to finance the construction, purchase, repair, and modernization of, and the refinancing of mortgages upon, real property, primarily homes; and to provide a method of systematic savings through the purchase of dividend-bearing shares of the institution. "Homestead Associations" is the designation for similar institutions, used only in Louisiana.

buildings:

—**accessory building.**—In general: A supplemental building, the use of which is incidental to that of the main building.

—**administration building.**—A building or portion thereof that contains the principal executive and administrative departments or offices of any enterprise.

—**assembly hall.** See HALLS: ASSEMBLY HALL.

—**club or club house.**—A building or a portion thereof designed or used for social, recreational, or educational purposes by the bona-fide members of a club and their guests.

—**comfort station.**—A structure primarily to provide toilet facilities for the use of the public.

—**existing building.**—In codes and regulations: A completed building or structure, or a building which may be built under prior laws or regulations.

—**factory.**—A building or a portion thereof designed or used for the manufacture or assembly in whole or in part of one or more commodities.

—**garage.**—A building or a portion thereof in which one or more motor vehicles are stored, repaired, or serviced, but not including display rooms.

—**garage group or garage compound.**—A group of private garages either attached or under one roof, arranged in a row or around a common means of access; usually erected for the use of residents in the immediate vicinity.

—**private garage:**

1. In building codes: A building or a portion thereof, in which not more than a limited number (usually three or four) motor vehicles are stored or kept.

2. In zoning ordinances: A garage designed for the exclusive use of one family.

—**public garage.**—Any garage not included within the definition of a private garage.

—**hotel.**—A building or a portion thereof designed or used primarily for the accommodation of transients and which has a public register and an office where an attendant is present at all times. In building codes, a minimum number of rooms is usually specified. (Compare HOUSE TYPES: LODGING HOUSE; see also APARTMENT HOTEL.)

—**house.**—A building designed or used for continuous human occupancy. (Compare DWELLING.)

—**industrial building.**—A business building designed or used primarily for manufacturing purposes.

—**institutional building.**—A building or a portion thereof in which persons are harbored to receive medical, charitable, or other care or treatment, or in which persons are held or detained by reason of public or civic duty, or for correctional purposes; including, among others, hospitals, asylums, sanitariums, fire houses, police stations, and jails.

—**nonconforming buildings and nonconforming uses.**—In zoning: Buildings and uses which do not conform to the zoning ordinance. They may exist in a zoning district either (a) because they existed on the effective date of the zoning ordinance and

cannot be ousted or (b) because a variance or exception has been obtained therefor. (From USHA Bulletin No. 27 on Policy and Procedure, "Zoning and Rezoning for USHA-Aided Projects," November 1939.)

- office building.**—A business building designed or used primarily for professional or clerical purposes.
- public building.**—A building designed or used primarily for civic, political, educational, religious, social, or recreational purposes; including among others, courthouses, schools, colleges, libraries, and museums (other than private), exhibition buildings, lecture halls, churches, assembly halls, lodge rooms, dance halls, theaters, bath houses, armories, recreation piers.
- public service station.**—A building or a portion thereof designed or used for the purpose of selling and furnishing to the public, at retail and in the open air, gasoline, lubricating oils, grease, and other high-hazard commodities for motor vehicles or household use, and for cleaning and servicing motor vehicles.
- residence.**—A building designed or used primarily as a dwelling.
- residential building.**—A building designed or used primarily for residential purposes; including, among others, dwellings, apartment houses, hotels, lodging houses, dormitories, convents, studios, club houses.
- restaurant.**—A building or a portion thereof designed or used for the sale of meals prepared and served on the premises.
- service building.**—A work building or utility building used in connection with a group; including, among others, garages, laundry houses, and repair shops.
- shack.**—A crude structure designed or used for temporary human occupancy. (Compare BUILDINGS: SHED.)
- shed.**—A roofed structure usually one story high with one or more sides unenclosed. (Compare BUILDINGS: SHACK.)
- stable.**—A building or a portion thereof designed or used as a shelter for horses, cattle, or similar animals, either permanently or transiently, usually including space for accessory equipment.
 - private stable.**—In codes: A stable the capacity of which is limited by constituted authority (usually limited to three or four animals).
 - public stable.**—In codes: A stable with capacity for more animals than specified for a private stable.
- store.**—A building or a portion thereof designed or used for the sale of goods, wares, or merchandise and services.
- tenement or tenement house:**

1. A building or a portion thereof which is occupied as a residence by three or more families living independently of each other and doing their own cooking on the premises and having a common right in the halls, stairways, yard, cellar, or water-closets thereof, or some

of them. (Derived from New York Tenement House Act of 1901.)

2. An apartment house. (Building Code for California, 1939; and State of Florida, Department of Hotel Commissions.) (Compare APARTMENT; APARTMENT HOUSE.)

—**theater.**—A building or a portion thereof designed or used for theatrical purposes, with accommodations for an audience and having a permanent stage upon which movable scenery and theatrical appliances are employed or having permanently installed equipment for the projection of motion pictures. (Compare HALLS: ASSEMBLY HALL and PUBLIC HALL.)

bulkhead:

1. A structure above the roof of any part of a building, enclosing a stairway, tank, elevator machinery, or ventilating apparatus, or such part of a shaft as extends above the roof. (Compare HOUSE TYPES: PENTHOUSE.)

(NOTE.—The terms "bulkhead" and "penthouse" are defined as synonymous in some building codes.)

2. In Northern States: A sloping door or doors affording entrance to a cellar from outside a building.

bungalow. See HOUSE TYPES: BUNGALOW.

business district.—An area in a city or town given to commercial purposes, often limited and defined by use and zoning laws.

buttress.—A structure built against a wall to strengthen it.

C

cabin. See HOUSE TYPES: CABIN.

carrying charges.—Costs incidental to the ownership (as distinguished from the operation) of property during a period of unproductivity, such as during the period of construction or the period during which land is held as vacant land.

catch basin. See PLUMBING TERMS: CATCH BASIN.

ceiling, height of. See MEASUREMENTS: HEIGHT OF CEILING.

cellar.—A story having half or more than half of its clear height below grade. (Compare BASEMENT.)

—**subcellar.**—A cellar under a cellar.

chase.—A groove in a masonry wall usually provided for accommodation of pipes, ducts, or conduits.

chattel.—A material object constituting the subject of personal property.

(NOTE.—Chattels are sometimes divided into (1) "chattels real," being interests in land which are less than freehold, and (2) "chattels personal," being all other interests embraced under the heading of personal property.) (See MORTGAGE TYPES: CHATTEL MORTGAGE.)

circulation.—Provision made for traffic within or through buildings, outside areas, and communities.

—**exterior circulation.**—The provision for the movement of traffic around or outside a stated area.

city planning. See PLANNING: CITY PLANNING.

closet.—A minor enclosed space in a building, designed or used for the storage of clothing or goods.

—*maid's, janitor's, or porter's closet.*—A closet usually equipped with a slop sink and providing space for storage of equipment used by the house cleaning staff.

club or club house. See BUILDING TYPES: CLUB OR CLUB HOUSE.)

column:

1. In architecture: A perpendicular supporting member, circular in section, usually consisting of a base, shaft, and capital.
2. In engineering: A structural compression member, usually vertical, supporting loads acting on or near and in the direction of its longitudinal axis. (Compare PIER.)

comfort station. See BUILDINGS: COMFORT STATION.

common.—A public open area devoted to community uses, usually in the center of a village or town.

common facilities or joint facilities.—Exterior or interior common spaces, including rooms such as recreation rooms and laundry rooms, designed to serve all families of a building or buildings.

common passageway.—A space between two buildings or properties dedicated for use as a means of egress or ingress, which by deed or agreement remains forever unobstructed.

common services or joint services.—Systems of plumbing, lighting, heating, air conditioning, etc., designed to serve all families of a building or buildings.

community:

1. A body of persons having common interests and privileges, living in the same locality.
2. A political subdivision.

completion (physical).—The act of bringing to a condition of physical completeness and readiness for use and occupancy, or to a condition legally considered to be completion. Used generally with reference to a building operation or project.

—*completion date* (physical).—The date at which a construction project is to be or is legally considered to have been completed, usually the end of the "construction period."

concrete:

—*plain concrete.*—Concrete containing not more than two-tenths of 1 percent of reinforcement. (From NBS BH18, "Recommended Minimum Requirements for Small Dwelling Construction," 1932.)

—*reinforced concrete.*—Concrete containing more than two-tenths of 1 percent of reinforcement and in which the reinforcement is so embedded that the two materials act together in sustaining the load. (From NBS BH18, "Recommended Minimum Requirements for Small Dwelling Construction," 1932.)

condemnation:

1. A declaration by a legally constituted authority under the police power to the effect that a property or structure is unfit for use or habitation or dangerous to persons or to other property.
2. The exercise of the right of eminent domain.

—*excess condemnation.*—Condemnation (exercise of eminent domain) of more property than is needed for a proposed public use or improvement.

confiscation.—The taking of private property for public use without adequate compensation.

congested district.—An area of highly concentrated occupation or use, crowded with people, vehicles, or buildings.

construction.—The materials and methods of fabricating the various elements of a structure or building.

construction loan.—A loan of money secured by a bond or promissory note and mortgage or trust deed intended to defray the cost of a building, usually advanced to the borrower as construction progresses. (This loan, after completion, is often converted into a term loan.)

construction types:

—*adobe construction.*—A type of construction in which the exterior walls are built of blocks that are made of soil mixed with straw and hardened in the sun. This type of construction is employed chiefly in the warm, dry climate of the Southwest.

—*brick construction.*—A type of construction in which the exterior walls are bearing walls made of brick or a combination of brick and tile masonry.

—*brick-veneer construction.*—A type of construction in which a wood-frame construction has an exterior surface of brick applied.

—*dry-wall construction.*—A type of construction in which the interior wall finish is of a material other than plaster or material similar to it.

—*exterior-protected construction.*—That type of building construction in which the exterior walls, party walls, and fire walls are of incombustible materials and self-supporting, and interior structural framing is wholly or partly of wood or similar materials.

—*fireproof construction.*—A type of construction designed to withstand a complete burn-out of the contents for which the structure was intended without impairment of structural integrity. Use of incombustible materials, and certain fire-resistance requirements for structural members, including exterior walls, is customarily stated in codes.

—*incombustible construction.*—That type of building construction which has all structural elements of incombustible materials with fire-resistance ratings of 1 hour or less.

—*ordinary construction.*—A type of construction in which the exterior walls are of masonry, or of reinforced concrete; and in which the interior structural elements are wholly or partly of wood.

—*prefabricated construction.*—A type of construction so designed as to involve a minimum of assembly at the site, usually comprising a series of large units manufactured in a plant.

—*rammed-earth construction.*—A type of construction in which the exterior walls are bearing walls composed of a controlled combination of sand,

clay, coarse aggregate, and moisture compacted by pressure into forms.

—**reinforced-concrete construction.**—A type of construction in which the principal structural members, such as floors, columns, and beams, are made of concrete poured around isolated steel bars or steel meshwork in such manner that the two materials act together in resisting force.

—**skeleton construction.**—A type of construction in which all external and internal loads and stresses are transmitted to the foundations by a rigidly connected framework of metal or reinforced concrete. The enclosing walls are supported by the frame at designated intervals; usually at each story.

—**steel-frame construction.**—A type of construction in which the structural parts are of steel or dependent on a steel frame for support.

—**unprotected-metal construction.**—A type of construction in which the structural parts are of metal unprotected by fireproofing.

—**wood-frame or frame construction.**—A type of construction in which the structural parts are of wood or dependent upon a wood frame for support. In codes, if brick or other incombustible material is applied to exterior walls, the classification of this type of construction is usually unchanged.

contour line:

1. An imaginary line or its representation on a map, following all points of the same heights above or below a given datum.
2. A level line typified by a water or shore line.

coping.—A capping at the top of a wall, serving to shed water.

corner influence.—The element of value of a lot due to location at or in close proximity to the intersection of two streets.

cornice.—A decorative element made up of molded members usually placed at or near the top of an exterior or interior wall.

corporation.—An artificial person created by law, constituting a legal entity and having the rights, powers, and privileges and subject to such duties and restrictions as may be prescribed by law.

—**limited-dividend corporation:**

1. A corporation, the charter of which limits the dividends payable to its stockholders.
2. In housing: A corporate body usually having power to undertake housing projects, such as provide for clearance of slums and for new accommodations for persons of low income, provided that the corporation is subject to public supervision and control and that its dividends to stockholders are limited by law or by agreement with a public administrative agency.

—**municipal corporation.**—A town or city acting under a certificate of incorporation issued under the laws of a particular State.

—**private corporation.**—A corporation created solely for the private benefit of the collective members of the corporation.

corridor.—An enclosed way for passage.

cottage. See HOUSE TYPES: COTTAGE.

court.—An open, unoccupied space bounded on two or more sides by the exterior walls of a building or by exterior walls and lot lines.

—**inner court.**—A court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines on which walls are allowable.

—**outer court.**—A court enclosed on not more than three sides by exterior walls of a building or by exterior walls and lot lines on which walls are allowable, with one side or end open to a street, driveway, alley, or yard.

—See also MEASUREMENTS: COURT MEASUREMENTS.

courtyard.—An uncovered enclosure adjacent to a building, or the open interior of a building or of a group of buildings.

coverage.—That percentage of the area of a site occupied by buildings. (See also AREAS: BUILDING AREA; and DENSITY.)

(As defined in USHA Bulletin No. 17, "Definition of Terms": "The term 'net coverage' means the ratio of the ground area of dwelling structures to the net area of land" as defined in site area.)

cricket.—A small roof structure of single or double slope placed at the junction of larger surfaces that meet at an angle for the purpose of diverting drainage.

cubic content of a building.—As determined by any prescribed method for use in estimating total construction costs, such as method used by Rental Housing Division, Federal Housing Administration, viz, the volume of a building is derived by multiplying the area of a building (see definition) by the height figured as follows: Where flat roofs with parapets occur, a point 6 in. above the roof is taken. Where sloping roofs occur, one-half the height of the slope is used. Where basements occur, a point 6 in. below the basement slab is used. Where no basements occur, the point varies depending upon the depth of the foundation walls. For example, with a 2 ft 6 in. foundation wall, a point 6 in. below the floor construction is used. Where the foundation walls are 4 ft deep, a point 2 ft below the first floor construction is used. Other depths are figured in proportion. Dormers, chimneys, and other protrusions from the building proper are figured separately.

cul-de-sac. See TRAFFIC WAYS: CUL-DE-SAC.

curb elevation or curb level.—The elevation of the top of a curb at a given point with a reference to a designated datum.

D

damage.—Injury or impairment in the value of property, usually as a result of loss of a portion of the property under action in eminent domain.

datum.—An assumed horizontal reference plane used as a basis for computing elevations.

debenture.—A loan bond which is not a specific lien upon any of the real property of the issuer and for the collection of which no remedy exists save the ordinary action of law.

decentralization.—The process of diverting and spreading populations, buildings, businesses, or traffic from a central location.

deciduous plant.—See PLANTS: DECIDUOUS PLANT.

deed.—A written instrument whereby an estate in real property is conveyed by a grantor to a grantee.

—**deed restriction.**—A restriction upon the use of a property placed in a deed.

—**quitclaim deed.**—A deed whereby the grantor conveys to the grantee whatever interest he possesses in the property granted without warranty.

—**trust deed.**—A deed whereby legal title to property is conveyed to a trustee, for the purpose of securing a debt or discharge of an obligation while the equitable title remains vested in the trustor. The deed recites the authority and duties of the trustee and usually vests him with power of sale in the event of default in order to satisfy the debt or discharge the obligation. (Compare MORTGAGE.)

—**warranty deed.**—A deed in which, either expressly or by implication, the grantor guarantees that the title which he undertakes to transfer has not been previously conveyed by him and is free from defects and that the property is unencumbered except as stated, and for himself and heirs, agrees to defend and protect the grantee against any loss which may be suffered by reason of the existence of any other title or interest in the property existing at the time the deed was executed and not excepted therein.

density.—The number of units (persons, families, or dwellings) per acre or square mile. (See also AREAS: BUILDING AREA; and COVERAGE.)

(As defined in USHA Bulletin No. 17, "Definition of Terms": "The term 'gross density' means the number of dwelling units per acre of gross area of land. The term 'net density' means the number of dwelling units per acre of net area of land.")

depreciation.—Loss in value due to all causes, including functional and economic obsolescence and deterioration.

—**accrued depreciation:**

1. The amount of depreciation that has accrued during a given period or up to a given date.
2. In appraising: Accrued depreciation is usually the difference between the valuation at the date of valuation and the estimated replacement cost of the property in new condition.

—**actual depreciation.**—Actual loss in value which has accrued, as differentiated from book depreciation.

—**book depreciation.**—The amounts entered on books of account as depreciation, as differentiated from actual depreciation.

—**reserve for depreciation.**—An amount reserved by periodic charges against income for the purpose of offsetting depreciation of fixed assets that are carried at values which were assigned to them before they had suffered the depreciation for which the reserve is provided. Three designations are in use: (a) provision for depreciation, (b) allowance for depreciation, (c) reserve for depreciation.

deterioration.—Impairment of condition of physical property. (Compare OBsolescence.)

differential rental.—The rent charged to each tenant family adjusted in relation to need and ability to pay rather than to size and desirability of the living unit.

dormer.—An internal recess the framing of which projects from a sloping roof. (See WINDOW TYPES: DORMER WINDOW.)

dormitory:

1. A room or a suite of rooms arranged to provide sleeping accommodations for more than four persons without completely separating the sleeping units by partitions or other permanent division.
2. A building in which the greater portion of the floor area is so arranged or used.
3. A building containing sleeping quarters without housekeeping facilities, and usually with common sanitary facilities, which are occupied entirely by students, or by employees, including among others, college dormitories, nurses' homes, etc.

dormitory town.—A town devoted primarily to residential and related activities and not containing the places of employment of the majority of its citizens. (Compare GARDEN CITY; SATELLITE COMMUNITY; GREENBELT TOWN.)

drainage. See PLUMBING TERMS: DRAINAGE.

driveway. See TRAFFIC WAYS: DRIVEWAY.

dry well. See PLUMBING TERMS: DRY WELL.

dumbwaiter.—A hoisting and lowering mechanism equipped with a car, which moves in guides in a substantially vertical direction, the floor area of which does not exceed 9 square feet, the compartment height of which does not exceed 4 feet, the capacity of which does not exceed 500 pounds, and which is used exclusively for carrying freight. (American Standard Safety Code for Elevators, Dumbwaiters, and Escalators, 1937.)

dwelling.—In general: A building designed or occupied as the living quarters for one or more families, or households, usually equipped with cooking, bathing, toilet, and, where necessary, heating facilities. Usually thought of as a detached single-family house. (Compare BUILDINGS: HOUSE; LIVING UNIT.)

(NOTE.—Some building codes limit definition of a "dwelling" to a residence occupied by one family; others to two, three, or four families.)

dwelling types.—The various forms in which the housing units may be assembled; free-standing single and twin houses, one-story or two-story row houses, flats, apartments, duplex or triplex combinations of these. (USHA Bulletin No. 11 on "Policy and Procedure," 1939.)

—**detached dwelling.**—A dwelling which is completely surrounded by open spaces.

—**double dwelling.**—A two-family dwelling in which the living units are side by side, each unit having open spaces on at least three sides. (Compare DWELLING TYPES: MULTIPLE DWELLING; SEMI-DETACHED DWELLING; TWO-FAMILY DWELLING.)

—**duplex dwelling.**—A two-family dwelling in which the living units are one above the other but may or may not have separate outside entrances as in flats. (Compare DWELLING TYPES: TWO-FAMILY DWELLING; FLAT.)

—**multiple dwelling or multiple-family dwelling.**—A dwelling or group of dwellings on one plot containing separate living units for two or more families; may have joint services or facilities or both.

—**one-family dwelling.**—A dwelling designed as the residence of one family. (Compare HOUSE; LIVING UNIT; BUILDINGS: RESIDENCE.)

—**one-story dwelling:**

1. A dwelling having its main roof-eaves line at or below the ceiling construction and its finished living space on one floor level.
2. A dwelling having its main roof-eaves line at or below the ceiling construction of the main floor. Dwellings which contain attic rooms or sufficient attic space for possible future rooms, etc., may be considered one-story, provided the usable floor area in the attic space which has a clear headroom of 5 feet or more does not exceed 50 percent of the main floor, and dormers containing windows not wider than 5 feet (outside rough dimension). (From Property Standards and Minimum Construction Requirements, Federal Housing Administration.)

—**row dwelling:**

1. One of three or more dwellings having party walls or one or more walls contiguous. Row dwellings are usually confined to one-family or two-family occupancy.
2. A dwelling the walls on two sides of which are in common with the walls of adjoining dwellings and are party or lot-line walls. (From Property Standards and Minimum Construction Requirements, Federal Housing Administration.)

—**semidetached dwelling.**—A dwelling one side wall of which is in common with the wall of an adjoining dwelling and is a party or lot-line wall.

—**three-story duplex dwelling.**—A dwelling type in which the ground floor is occupied by flats and the two floors above are divided vertically into row houses. (USHA Bulletin No. 11 on "Policy and Procedure," 1939.)

—**two-family dwelling.**—A dwelling having separate living units for two families. A double dwelling or a duplex dwelling. (Compare DWELLING TYPES: DOUBLE DWELLING; DUPLEX DWELLING; MULTIPLE DWELLING.)

dwelling unit.—See LIVING UNIT.

E

easement.—A vested or acquired right to use land other than as a tenant, for a specific purpose; such right being held by someone other than the owner who holds title to the land.

economic life:

1. The period during which it is more profitable to keep a building in use and in repair than to scrap or reconstruct it.
2. The period during which a building has value in excess of its salvage value.

edging.—A border, either structural or vegetative, used to define different areas.

effluent.—The outflow from a pipe-drainage system.

electrical terms:

—**ampere.**—A measure of electric current.

—**cable: armored cable.**—Insulated wire having additional flexible metallic protective sheathing—often referred to as BX cable.

—**circuit.**—A continuous conducting path, usually of wire, through which current flows.

—**circuit breaker.**—An automatic mechanical device which serves the same purpose as a fuse, i. e., to prevent overheating in a circuit due to overloading. (See also ELECTRICAL TERMS: FUSE.)

—**power circuit.**—A circuit transmitting electric energy to a motor or to a heating unit too large to be served by an ordinary circuit.

—**conduit, electrical.**—A pipe, usually metal, in which wiring is installed.

—**current.**—A flow of electricity.

—**alternating current.**—A flow of current which constantly changes direction at a fixed rate.

—**direct current.**—A flow of current constantly in one direction.

—**fuse.**—A device for interrupting an electric current under conditions of overloading or short circuiting, comprising a fusible element which fuses at predetermined excess currents so as to open the circuit.

—**insulation, electrical.**—Nonconducting covering applied to wire or equipment to prevent the flow of current to contiguous materials.

—**kilowatt hour.**—A unit of measurement of the consumption of electric energy at a fixed rate for 1 hour; specifically, the use of 1,000 watts for 1 hour.

—**meter: service meter.**—A device used for measuring the amount of electric energy consumed.

—**outlet.**—A point on an electric circuit designed for the direct connection of lighting fixtures, appliances, and equipment.

—**ceiling outlet.**—An outlet for ceiling lighting fixtures.

—**convenience outlet.**—An outlet into which may be plugged portable equipment such as lamps.

—**radio outlet.**—An outlet having connected thereto an aerial and ground for the use of a radio.

—**special purpose outlet.**—An outlet used for purposes other than ordinary lighting and power.

—**panelboard.**—A center for controlling a number of circuits by means of fuses or circuit breakers, usually contained in a metal cabinet. Switches are sometimes added to control each circuit.

—**switch.**—A device to open and close a circuit.

—**3-way switch.**—A switch designed to operate in conjunction with a similar switch to control one outlet from two points.

- transformer**.—A device for transforming the voltage characteristics of a current supply.
- voltage**.—A measure of electric pressure between any two wires of an electric circuit.
- watt**.—A unit of measurement of electric power.
- wiring: knob-and-tube wiring**.—A method of exposed wiring using knobs and tubes of nonconducting materials to insulate the wiring from the surfaces on which or through which it is installed.

elevation:

1. Altitude relative to a given datum.
2. A scale drawing of the upright parts of a structure.

elevator.—A hoisting and lowering mechanism equipped with a car or platform which moves in guides in a substantially vertical direction.

(NOTE.—Dumbwaiters, endless belts, conveyors, chains, buckets, etc., used for the purpose of elevating materials, and tiering, piling, or feeding machines giving service within one story, are not included in the term "Elevator." (American Standard Safety Code for Elevators, Dumbwaiters, and Escalators, 1937.))

elevator types:

- electric, automatic self-service elevator**.—An elevator operated by means of momentary pressure of push buttons at the landings, with or without push buttons in the car. (American Standard Safety Code for Elevators, Dumbwaiters, and Escalators, 1937.)
- freight elevator**.—An elevator used for carrying freight and on which only the operator and the persons necessary for loading and unloading are permitted to ride. (American Standard Safety Code for Elevators, Dumbwaiters, and Escalators, 1937.)
- passenger elevator**.—An elevator designed for carrying persons.

eminent domain.—The right to expropriate, i. e., to condemn private property for public use.

encumbrance.—An interest or right in real property which diminishes the value of the fee, but does not prevent conveyance of the fee by the owner thereof.

(NOTE.—Mortgages, taxes, judgments are encumbrances known as liens. Restrictions, easements, reservations are encumbrances—though not liens.)

entry:

1. A minor enclosed space at the entrance to a building or living unit having the entrance door in one wall and usually a second door in another wall giving access to an entrance hall or other space.
2. A vestibule.

equity.—In connection with property:

1. Broadly, any interest which will receive recognition in a court of equity, whether or not such interest rests on legal ownership.
2. Specifically, the interest, usually expressed in money, of the equitable owner of a property over and above all liens against the property.

escheat.—Reversion of property to the state by reason of failure of persons legally entitled to hold, or lack of heirs.

estate:

1. A right in property.
2. A tract of land.

—estate in fee simple:

1. An inheritable, possessory interest in land which endures until the extinction of all lineal and collateral heirs of the owner and which may be freely conveyed by its owner.
2. The largest possible estate in land.

—estate in land.—The degree, nature, or extent of interest which a person has in land.

—estate of freehold.—Any one of the three types of possessory interests in land—fee simple, fee tail, and estate for life—which in feudal times were granted only to freemen.

(NOTE.—Estates of freehold are said to be estates of indefinite duration and any other estate is said to be "less than freehold.")

exedra.—A wall seat, usually of stone and curving in plan; a place for conversation; a motif of garden decoration.

expense:

—administrative expense.—All expenses which arise out of and are incidental to management and supervision, including salaries and fees, office expense, professional services, renting operations, and recreational activities, as differentiated from operating and maintenance expenses.

—initial occupancy expense.—Expenses incurred in installing the original tenants in a building.

exposure.—The directional aspect of a structure or plant in relation to the points of the compass or weather. (Compare ORIENTATION.)

F

facade.—The face of a building.

facilities:

—common facilities. See COMMON FACILITIES.

—community facilities.—Common, social, recreational, or convenience facilities, such as social halls, public utilities, central heating, parks, private roads, playgrounds, and accommodations for them.

—living facilities.—Those provisions for living, sleeping, eating, cooking, and sanitation ordinarily considered as part of a permanent abode.

factor of safety.—The ratio of the ultimate strength of a material to its working stress.

factory. See BUILDINGS: FACTORY.

family.—One or more persons living, sleeping, cooking, and eating on the same premises as occupants of one living unit.

Federal Savings and Loan Association.—A building, savings and loan association chartered under the Federal Home Loan Bank Act.

fee:

1. Remuneration for services.
2. When applied to property—an inheritable estate in land. (See FEE TYPES.)

fee types:

—*absolute fee simple:*

1. The largest possible interest or estate in property, subject, however, to the limitations of eminent domain, escheat, police power, and taxation.
2. An estate of indefinite duration and inheritable without limitation.

—*limited fee simple.*—An estate in fee giving the owner thereof fee rights as long as certain conditions obtain, its termination being governed by the occurrence of some stated event.

—*fee tail.*—An estate of inheritance limited to some particular class of heirs of the person to whom it is granted.

fire door.—A door construction, consisting of door, frame, hardware, and sill, which under standard test conditions meets the requirements for the location in which it is to be used.

fire door types:

—*heat-actuated fire door.*—A fire door designed to close automatically under the action of heat or smoke.

—*self-closing fire door.*—A fire door normally closed and designed to close automatically upon being opened.

fire resistance: ultimate fire resistance.—Resistance shown when tested under conditions prescribed in the standard fire test approved by the ASA as “American Standard.” (From NBS M151 “Design and Construction of Building Exits,” 1935.)

fire resistive.—In the absence of a specific ruling by the authority having jurisdiction, applies to materials or construction not combustible in the temperatures of ordinary fires and which will withstand such fires without serious impairment of their usefulness for at least 1 hour. (Compare CONSTRUCTION TYPES: FIREPROOF CONSTRUCTION.)

fire stop.—A solid, tight closure of a concealed space, placed to prevent the spread of fire and smoke through such a space.

fire tower.—A stair enclosed with fire-resistive construction and entered through a balcony, vestibule, or other arrangement of fire-resistive construction at each floor level so designed that smoke is prevented from direct entrance to the stair.

fire window.—A window that, with its frame, sash, and glazing, is designed to restrict the spread of fire.

fireproof. See CONSTRUCTION TYPES: FIREPROOF CONSTRUCTION.

fixtures.—Appurtenances affixed to structures or land, usually in such manner that they cannot be independently moved without damage to themselves or the property housing, supporting, or pertinent to them. (NOTE.—Variable under State laws.) (See also PLUMBING TERMS: PLUMBING FIXTURES.)

flashing.—Sheet metal or other material used in roof and wall construction to protect a building from seepage of water.

flat:

1. In general: Any one floor of a building two or more stories high each floor of which constitutes a living unit and has a private outside entrance. (Compare APARTMENT.)
2. A building containing two or more such floors.
3. Specifically, in USHA work: A small dwelling unit arranged so that the access hall or stairs are incorporated in the dwelling and maintained by the tenant. (USHA Bulletin No. 11 on “Policy and Procedure,” 1939.)

floor area. See AREAS: FLOOR AREA.

flue.—The space or passage in a chimney through which smoke, gas, or fumes ascend. Each passage is called a flue, which together and including the surrounding masonry make up the chimney.

footing.—The spreading course or courses at the base or bottom of a foundation wall, pier, or column.

foundation.—The supporting portion of a structure below the first-floor construction, or grade, including the footings.

foyer.—An entrance hallway within a living unit or building.

framing systems:

—*balloon framing.*—A system of framing a building in which all vertical structural elements of the bearing walls and partitions consist of single pieces extending from the top of the foundation sill to the roof plate and to which all floor joists are fastened.

—*braced framing.*—A system of framing a building in which all vertical structural elements of the bearing walls and partitions, except corner posts, extend for one story only, starting at the foundation sill for the first-story framing and at the top plate of the story below for all stories above the first; corner posts extend from foundation sill to roof plate and are braced by diagonal members usually extending the full height of each story and crossing several of the studs on each side.

—*platform framing.*—A system of framing a building on which floor joists of each story rest on the top plates of the story below (or on the foundation sill for the first story) and the bearing walls and partitions rest on the subfloor of each story.

franchise.—A privilege or right conferred by grant from a sovereign authority upon an individual or corporation.

freehold.—A tenure of land held in absolute fee simple, limited fee simple, or fee tail, unencumbered by lease.

freeway. See TRAFFIC WAYS: FREEWAY.

frontage.—The extent of a building or of land along a public road or a public waterway.

furring.—Strips of wood or metal applied to a wall or other surface to even it, to form an air space, or to give an appearance of greater thickness.

G

gable.—That portion of a wall contained between the slopes of a double-sloped roof or that portion contained between the slope of a single-sloped roof and

a line projected horizontally through the lowest elevation of the roof construction.

gallery:

1. A hallway of greater dimensions than the usual hall, providing access to several rooms or an indoor balcony.

2. In southern states, a covered porch.

garage. See BUILDINGS: GARAGE.

garden, allotment.—A garden area, publicly or privately owned, divided into plots which are assigned to individuals; not always adjacent to their homes.

garden city.—A town planned for industry and healthy living; of a size that makes possible a full measure of social life, but not larger; surrounded by a permanent belt of rural land (greenbelt); the whole of the land being in public ownership or held in trust for the community. (British Garden Cities Association.) (Compare GREENBELT TOWN; SATELLITE COMMUNITY.)

girder.—A large or principal beam used to support concentrated loads at isolated points along its length.

government survey.—A ground survey authorized by the Continental Congress in 1775 and by subsequent congressional acts and conducted in Florida, Alabama, Mississippi, and all States (except Texas) west of the Mississippi or north of the Ohio, in which the land was divided into townships approximately 36 miles square, each township normally containing 36 sections and each section normally containing 640 acres.

grade:

1. The form of the surface of the ground, as it exists or as it is made by cutting and filling.

2. The slope of a ground surface or of any line thereon.

3. The elevation at a given location.

—**building grade.**—The ground elevation established by the authority having jurisdiction over a particular building for the purpose of regulating the height of said building.

—**finished grade.**—The completed surfaces of lawns, walks, and roads brought to grades as designed.

—**natural grade.**—The undisturbed natural surface of the ground.

—**road grade:**

1. The profile of the center of a traveled way.

2. The rate of rise or fall of a road surface.

—**subgrade.**—The grade established in preparation for reception of the top surfacing, as of a road or lawn.

gradient.—The degree of inclination of a surface, road, or pipe, usually expressed in percent.

grading.—Modification of the ground surface by cuts or fills or both.

—**fine or finish grading.**—Light or thin grading to finish a prepared earth surface.

—**heavy grading.**—The process of moving earth in large quantities by deep cuts and fills.

—**rough grading.**—The stages of earthwork operations—cuts and fills—preliminary to final work.

grant.—A conveyance of an interest in real property.

greenbelt.—A strip of recreational and farm land usually owned or controlled by a public agency, encircling a community and large enough to form an adequate protection against objectionable uses of property or the intrusion of other community expansion.

greenbelt town.—A planned town and a surrounding greenbelt. The town providing shelter, services, stores, schools, and community facilities, is permanently held in one ownership either public or corporate, and is administered, together with the greenbelt, with full representation of the inhabitants. A greenbelt town may or may not include industry. (Compare GARDEN CITY; SATELLITE COMMUNITY.)

gridiron plan. See PLAN TYPES: GRIDIRON PLAN.

ground cover.—Plants of low or spreading growth (such as grass, vines, low-growing shrubs, etc.) that give a living cover to the ground surface.

ground water.—Free subsurface water, the top of which is the water table.

group planning. See PLANNING: GROUP PLANNING.

guest:

1. A person received and entertained at the house of another; a visitor.

2. A person hiring and occupying a room for living and sleeping purposes.

gypsum board.—Wallboard made of gypsum, with a covering of paper.

H

hall:

1. A hallway.

2. A large room in a building designed or used as a place of common assembly.

halls:

—**assembly hall.**—A building or a portion thereof designed or used (with or without a stage or other paraphernalia) as a gathering place for meetings, assemblies, performances, or spectacles. (Compare BUILDINGS: THEATER.)

—**entrance hall or entrance hallway.**—A hallway providing access to and egress from a building or living unit. (See FOYER.)

—**public hall:**

1. A hallway for the use of the public.

2. A large room in a building designed or used for public assembly.

—**stair hall.**—The portion of a building including the stairway and halls through which it is necessary to pass in the use of the stairway.

hallway:

1. A space in a building used for communication between rooms or as a way of passage to or from the outside.

—**entrance hallway.** See HALLS: ENTRANCE HALL.

—**public hallway.**—A way of passage within a building for the common use of all occupants of the building or for those serving or visiting them.

hardwoods.—The botanical group of trees that, with a few exceptions, comprises all the broadleaved species. The term has no reference to the actual

hardness of the wood. Angiosperms is the botanical name for hardwoods. (From NBS CS74-39, "Solid Hardwood Wall Paneling," 1939.)

header.—In carpentry: A beam placed perpendicular to joists and into which joists are framed in framing for a chimney, stairway, or other opening. (Compare TRIMMER.)

heating:

—**central heating.**—A system of heating a building or group of buildings with steam, hot water, or warm air from a single heating plant.

—**space heating.**—The method of heating individual rooms or living units by means of equipment located entirely within these rooms or living units.

height. See MEASUREMENTS.

herbaceous plant. See PLANTS: HERBACEOUS PLANT.

highway. See TRAFFIC WAYS: HIGHWAY.

homestead:

1. A property which is the subject of a "declaration of homestead" whereby the property is exempt from attachment or seizure to satisfy a judgment rendered in favor of a creditor.
2. A property occupied by its owner as his home.

—**subsistence homestead.**—A dwelling property with sufficient land to enable production of a considerable portion of the food necessary for subsistence and so located with relation to employment sources as to enable the family workers to earn a cash income with which to provide the remaining necessities of living.

horticultural standards.—Plant-grading tables of the American Association of Nurserymen.

hotel. See BUILDINGS: HOTEL.

house. See BUILDINGS: HOUSE.

house types:

—**apartment house.** See APARTMENT HOUSE.

—**attached house.** See DWELLING TYPES: DOUBLE DWELLING; ROW DWELLING.

—**boarding house.**—A building or a portion thereof in which meals are sold or offered for sale by the day, week, or month to the public. In codes and ordinances, sleeping accommodations are usually permitted but limited in number.

—**bungalow.**—A one-story dwelling usually having a low-pitched roof. (Compare HOUSE TYPES: COTTAGE.)

—**cabin.**—A one-story house frequently having incomplete living facilities, usually located in agricultural or forested areas or at tourist camps.

—**cooperative houses.**—Three or more houses (usually in a single development or subdivision) held by persons, usually stockholders in a corporation that holds title to the houses and owns or leases the land on which the houses are located. Tax payments, general service expenses, and payments on loans (if any) are collectively prorated among the stockholders who have a voting right in the management and sale of stock. (See APARTMENT-HOUSE TYPES: COOPERATIVE APARTMENT HOUSE.)

—**cottage:**

1. A small house.
2. A house at a summer resort. (Compare HOUSE TYPES: BUNGALOW.)

—**detached house.** See DWELLING TYPES: DETACHED DWELLING.

—**double house.** See DWELLING TYPES: DOUBLE DWELLING.

—**lodging house.**—A building, other than a hotel, in which persons are accommodated over night or for a more extended period for compensation. In codes and ordinances, lodging houses and boarding houses are often further qualified by number of persons accommodated or by number of rooms. (Compare HOUSE TYPES: BOARDING HOUSE; BUILDINGS: HOTEL.)

—**multifamily house.** See DWELLING TYPES: MULTIPLE DWELLING OR MULTIPLE-FAMILY DWELLING.

—**one-family house.** See DWELLING TYPES: ONE-FAMILY DWELLING.

—**one-story house.** See DWELLING TYPES: ONE-STORY DWELLING.

—**penthouse:**

1. An enclosed structure above the main roof line of a building other than a bulkhead, usually designed for use as a dwelling or for other human occupancy. Building codes usually limit the area and height of such structures. (Compare BULKHEAD.)
2. A roof structure, not used for housing any utilities, appliances, or operating equipment or apparatus. (Building Code for California, 1939.)
3. Any structure erected on the roof of a building, for the purpose of enclosing stairways to the roof, elevator machinery, water tanks, ventilating apparatus, exhaust chambers, or other machinery, or other building equipment machinery. (Building Code of the City of Philadelphia, Pa.)

—**row house.** See DWELLING TYPES: ROW DWELLING.

—**semidetached house.** See DWELLING TYPES: SEMI-DETACHED DWELLING.

—**tenement house.** See BUILDINGS: TENEMENT OR TENEMENT HOUSE.

—**tourist house.**—A residential building, part of which is used for accommodating tourist guests for compensation.

housing:

1. The development of living facilities for human beings.
2. Living facilities for human beings.

—**housing authority.**—A public body, corporate and politic, created by or under government statute, with powers in the field of housing such as the construction, operation, and financing of projects for the clearance of slums and the erection of new dwelling accommodations.

—**housing department.**—The department of government specifically charged with the enforcement of ordinances and laws regulating the occupancy,

alteration, maintenance, and (in some instances) the construction of residential buildings.

—**housing project.**—A coordinated residential development consisting of a building or group of buildings with land, utilities, and other facilities, providing shelter and related services for a number of families; also a proposed development of such character. In law, a project may be one or more such developments conducted as a single undertaking.

—**housing shortage.**—An economic situation, in a given area, wherein the supply of living units of acceptable standards is not sufficient to meet the effective demand.

—**housing subsidy.**—Aid measurable in pecuniary terms provided to make up the difference between actual rent and economic rent, or between cost and selling price. Thus aid may take one of the following forms:

1. **capital grant.**—A contribution to capital cost at the time of construction or acquisition in the form of money, land, materials, or services.

2. **annual grant.**—A contractual yearly contribution for a specified period of time to supplement revenue from rentals.

3. **interest subsidy.**—Aid provided to a housing enterprise in the form of the difference in the cost of capital to the government and the cost of capital to the housing enterprise.

4. **tax exemption.**—Aid provided to a housing enterprise in the form of an exemption from all or part of tax levies to which it would normally be subject.

5. **rent subsidy.**—Aid to a housing enterprise in terms of rent and in an amount determined by the deficit arising from the difference between total income from rent and the economic rent for the enterprise.

—**local housing authority.**—An independent public body, corporate and politic, created by or under State statute, with power among other things to construct, operate, and finance projects for the clearance of slums and the construction of dwelling accommodations for persons of low income.

—**low-cost housing.**—Housing of low capital cost per room or living unit. This should not be confused with low-rent housing.

—**low-rent housing.**—Housing that is decent, safe, and sanitary, provided specifically for families of low income.

—**public housing.**—Housing owned by the Federal Government, by the State or political subdivision thereof, or by any other legally constituted public body.

—**rental housing.**—Housing, the occupancy of which is permitted by the owner thereof in consideration of the payment of agreed charges, whether or not, by the terms of the agreement, such payment over a period of time will entitle the occupant to the ownership of the premises. (*From National Housing Act, as amended Jan. 3, 1939.*)

—**State housing board.**—An agency of a State government empowered to promote the provision of housing. Usually an unpaid board with the power to carry on investigation and research, to supervise limited-dividend housing corporations, and to grant them special privileges, such as tax exemption.

—**substandard housing:**

1. Dwellings that do not provide decent, safe, and sanitary accommodations.
2. Dwellings in need of major repairs or extensive minor repairs to overcome hazards to person, health or well-being.
3. Dwelling units that lack one or more of the following: running water, inside private toilet, inside private bath or shower, adequate and safe heating facilities (where required by climatic conditions), adequate private cooking facilities (including sink), natural light and adequate ventilation, adequate and safe artificial lighting facilities.
4. Dwelling units in which space and room arrangements are detrimental to family privacy, health, and morals.
5. Dwelling units in which excessive fire hazards exist.
6. Dwelling units in which families are living under overcrowded conditions. (A dwelling shall be considered overcrowded when it does not conform to the maximum occupancy standards established for the project.)
7. Dwelling units in which families are living under "double-up" housing conditions. Two or more families sharing a dwelling primarily designed for single-family occupancy.)
8. A dwelling unit located in a neighborhood where:

Many buildings are abandoned or in need of major repairs or demolition.

Industrial nuisances obtain: i. e., excessive noise, smoke, noxious odors, etc., from factories, restaurants, etc.

Congested streets (pushcarts, street markets, other traffic dangers, etc.) and dumps are found.

Demoralizing social influences exist: i. e., gambling establishments, hangouts, or other centers of vice and crime; or where there is a high incidence of juvenile delinquency.

Suitable play-space for children is lacking.

9. Dwelling units in which violations of any local health and sanitary regulations, tenement and housing laws, etc., not specified above exist. (*See USHA Bulletin No. 22 on Policy and Procedure, "Initial Steps in Tenant Selection."*)

I

improvement.—Of land: A structure or public utility, or any other installation or physical change made in a property with a view to increasing its

value, utility, or beauty. (See also LAND: IMPROVEMENTS.)

—**tenant's improvements.**—Fixed improvements to land or structure installed and paid for by a tenant or lessee. Such improvements become the property of the lessor unless specific agreements to the contrary are entered into.

—**incinerator.**—A device which consumes usual household waste by burning.

—**income.**—A stream of benefits either in the form of money or services such as services performed by a home for the benefit and satisfaction of its owner, through occupancy of the house by the owner.

—**family income.**—Unless otherwise qualified, the sum of the incomes of members of a family, or the sum available to the head of the family for the benefit and support of its members.

—**operating income.**—In accounting: Income derived from the general operation of a business.

—**inventory.**—A list of goods, equipment, or property assets.

—**real-property inventory.**—An objective listing and classification of real property in a particular area which shows the supply, character, and condition of such property at a given time.

J

—**joist.**—One of a series of parallel beams used to support floor and ceiling loads, and supported in turn by larger beams, girders, or bearing walls.

K

—**"kick back" statute.**—A statute outlawing the remission of a portion of wages or compensation for work on any public building financed by government funds. (See Public, No. 324, 73d Cong., approved June 13, 1934—48 Stat. 948.)

—**kitchen.** See ROOMS: KITCHEN.

—**strip kitchen.**—Kitchen equipment located along the wall of a room or of a space designed or used primarily for other purposes.

—**kitchenette.** See ROOMS: KITCHENETTE.

L

—**land:**

1. In economics: The surface of the earth and all the natural resources and natural productive powers over which possession of the earth's surface gives man control.

2. In law: (a) Any tract of ground whatever, together with its appurtenances; (b) A share or interest in land, dwellings, or any hereditaments corporeal or incorporeal.

3. Property which in fact or in law is immovable. (See also IMPROVEMENT.)

—**accommodation land.**—Synonymous with acreage.

—**developed land.**—Land which has been prepared for some social or economic use.

—**improved land.**—Land upon which or to which improvements have been made. (See LAND: IMPROVEMENTS TO LAND.)

—**improvements on land.**—Structures erected on a site to enable its utilization, such as buildings, fences, driveways, retaining walls, etc.

—**improvements to land.**—Structures or facilities such as curbs, sidewalks, water mains, street lighting, sewers, etc., which although not embraced within the boundaries of a property add to its usefulness.

—**land planning.** See PLANNING: LAND PLANNING.

—**land subdivision:**

1. The process of dividing a given area into residential, agricultural, commercial, or industrial sites, blocks, or plots, with streets or roads, and open spaces.

2. An area so divided.

—**land uses.** See USES: LAND USE.

—**parcel of land.**—An area of land, urban or rural, which is considered as a unit, which is subject to single ownership, and which is legally recorded as a single piece. (Compare LOT; PLOT.)

—**landscape (noun).**—A part of the earth's surface or the view of a portion of land or land and water as seen from any given point.

—**landscape accessories.**—Subordinate, nonvegetative features of the development of a grounds design, such as walls or garden arbors.

—**landscape construction.**—The alteration of existing ground conditions together with construction and development of ground features, including minor structures.

—**lath.**—A building material of wood, metal, gypsum, or insulation board, that is fastened to the frame of a building to act as a plaster base.

—**laundry.** See ROOMS: LAUNDRY.

—**lavatory:**

1. A minor enclosed space in a building equipped with washbasin or washbasins and usually with one or more water-closets.

2. A washbasin.

—**lay-out or schematic plan.** See PLAN TYPES: LAY-OUT OR SCHEMATIC PLAN.

—**lease.**—An agreement which, for a consideration, conveys the right of use and occupancy of a property for a specified term, and under specified conditions.

—**sublease.**—An agreement conveying the right of use and occupancy of a property in which the lessor is the lessee in a prior lease.

—**lex adickes.**—A replotting law first proposed in Frankfurt-am-Main, Germany. It involves the replanning of an area and restoration to each original property owner of his pro-rata share of a private land, in the approximate location of his former holdings.

—**lien.**—A charge against property whereby the property is made security for the payment of a debt or the performance of an obligation.

—**lintel.**—A horizontal structural member which supports the load over an opening such as a door or window.

littoral:

1. A shore and the country contiguous to it.
2. The zone comprised between high- and low-water marks. (See RIGHTS: LITTORAL RIGHT.)

living unit* or *dwelling unit.—A dwelling or portion thereof providing complete living facilities for one family. (Compare APARTMENT; DWELLING.)

loads:

—***dead load.***—The weight of all permanent stationary construction included in a building.

—***live load.***—The total of all moving and variable loads that may be placed upon a building.

lobby.—A public or common entrance space in a building.

lot:

1. A parcel of land in one ownership that is described by reference to a recorded plat or by metes and bounds.

2. As used in building codes: A parcel of land considered as a unit devoted to a certain use or occupied by a building or a group of buildings that are united by a common interest or use, and the customary accessories and open spaces belonging to them.

—***front of lot.***—The edge of a lot which borders on the highway or street. In the case of a corner lot the front may be designated, or election left to the owner by the proper authority.

—***lot line.***—A line bounding the lot as described in the title to the property.

—***rear of lot.***—The edge of a lot opposite the front. In the case of a triangular or gore lot the rear is designated by the authority having jurisdiction.

lot types:

—***corner lot.***—A lot abutting upon two or more streets at their intersection.

—***gore lot.***—A small triangular lot.

—***interior* or *inside lot.***—A lot bounded by a street on one side only.

—***through lot.***—A lot other than a corner lot having frontage on two public highways or streets. (Sometimes called a "merged lot.")

louver* or *louvre.—A slatted opening for ventilation in which the slats are so placed as to exclude rain, light, or vision.

lumber.—The product of the saw and planing mill not further manufactured than by sawing, resawing, and passing lengthwise through a standard planing machine, cross-cutting to length and working.

—***boards.***—Yard lumber less than 2 inches thick, 8 or more inches wide.

—***dressed size.***—The dimensions of lumber after planing; usually $\frac{3}{8}$ " less than the nominal or rough size; for example, a 2" \times 4" stud actually measures 1 $\frac{5}{8}$ " \times 3 $\frac{3}{8}$ ". (See LUMBER: NOMINAL SIZE.)

—***kiln-dried lumber.***—Lumber dried by artificial heat to a moisture content which is less than can normally be obtained through the natural process commonly known as air seasoning.

—***matched lumber.***—Lumber that is edge dressed and shaped to make a close tongue-and-groove joint at

the edges or ends when laid edge-to-edge or end-to-end.

—***nominal size.***—As applied to timber or lumber, the ordinary commercial size by which it is known and sold in the market. (See LUMBER: DRESSED SIZE.)

—***plank.***—A broad board, usually more than 1" thick, laid with its wide dimension horizontal and used as a bearing surface.

—***rough lumber.***—Lumber undressed as it comes from the saw.

—***shiplapped lumber.***—Lumber that is edge dressed to make a close rabbetted or lapped joint.

—***surfaced lumber.***—Lumber that is dressed by running it through a planer.

(NOTE.—It may be surfaced on one side (S1S), two sides (S2S), one edge (S1E), or on a combination of sides and edges: (S1S1E), (S2S1E), (S1S2E), or (S4S).)

M

mall.—A formally designed central panel usually with a lawn, rather than a paved way, on its axis.

marquee.—A large tent or a temporary structure provided with a canvas top.

marquise.—A permanent hood that projects over an entrance to a building and is not supported by posts or columns.

masonry.—Stone, brick, hollow tile, concrete block or tile, and sometimes poured concrete and gypsum block, or other similar materials, or a combination of same, bonded together with mortar to form a wall, pier, buttress, etc.

—***ashlar masonry.***—Masonry of sawed, dressed, tooled, or quarry-faced stone with proper bond. (From NBS BH6 "Recommended Minimum Requirements for Masonry Wall Construction," 1925.)

—***coursed rubble.***—Masonry composed of roughly shaped stones fitting approximately on level beds and well bonded. (From NBS BH6 "Recommended Minimum Requirements for Masonry Wall Construction," 1925.)

master plan. See PLAN TYPES: MASTER PLAN.

measurements: (see also AREAS)

—***court measurements:***

—***height of court.***—The vertical distance from the level of the floor of the lowest story served by the court to the top of the walls bounding the court.

—***length of an outer court.***—The mean horizontal distance between the open and closed ends of the court.

—***width of an inner court.***—The least horizontal dimension of such court.

—***width of an outer court.***—The shortest horizontal dimension measured in a direction substantially parallel with the principal open end of such court.

—***height of building:***

1. The vertical distance from the mean finished grade to the highest point of the building on any side under consideration.

2. The vertical distance from grade (in some cases, curb level) to the highest point of the roof beams (in some cases, the coping) of a flat roof, to the deckline of a mansard roof, or to the average height of the highest gable of a pitched roof.

(NOTE.—In building regulations, exceptions often are made for minor roof structures necessary for the operation of the building or for decorative purposes (but not for human occupancy), such as water tanks, bulkheads, cupolas, stair towers, etc.)

- height of ceiling.**—The vertical distance from the finished floor to the finished ceiling in any room, exclusive of projecting ceiling beams.

(NOTE.—In instances where ceilings are not level over the full area of a room, special rulings must control.)

- height of story.**—The vertical distance from the surface of a floor to the surface of the next floor above.

- height of wall.**—The vertical distance to the top of the wall (mean height of gable) measured from the foundation walls, or from a girder or other immediate support of such wall.

- mechanical equipment.**—In architectural and engineering practice: All equipment included under the general heading of plumbing, heating, air conditioning, gasfitting, and electrical work.

- meridian.**—An imaginary line on the earth's surface running due north and south and used for measuring longitude. (*Compare* BASE LINE.)

- principal meridian.**—A meridian from which range lines are established.

- metes and bounds.**—A means of describing the location of land by defining boundaries in terms of directions (courses) and distances from one or more specified points of reference.

- metropolitan area.** See AREAS: METROPOLITAN AREA.

- mezzanine or mezzanine floor.**—An intermediate floor between the floor and ceiling of any story, limited in building codes as to height and as to area with respect to the floor beneath.

(NOTE.—Area limitations in codes vary from 20 percent of the area (Chicago) to any area less than that of the floor beneath (Florida).)

- millwork.**—The finished wood portions of a building which are customarily obtained from a planing mill, such as doors, window and door frames, sash, panelwork, etc. It does not include lumber used for structural purposes or siding, which are items of yard lumber.

- monument.**—Applied to land ownership: A boundary stone or other permanent marker locating a property line or corner.

- mortgage.**—A contract under the terms of which (1) the legal (but not the equitable) title to property of one person (the mortgagor) is conveyed conditionally to a second person (the mortgagee) as security for the payment of a debt or (2) a lien created against the property for the same purpose.

mortgage loans:

- balloon-payment mortgage loan.**—A mortgage loan which, by its terms, provides for partial liquidation of the loan by periodic payments of the debt and the remainder at the maturity of the loan.

- demand mortgage loan.**—A mortgage loan which, by its terms, provides for liquidation of the loan upon demand of the lender.

- direct-reduction mortgage loan.**—A mortgage loan which, by its terms, provides for crediting any payments by the mortgagor: first, to accrued interest upon the outstanding principal balance as of the date payment is made, and second, to the outstanding principal balance of the mortgage itself.

- mortgage risk rating.**—The process of thoroughly analyzing the major factors of risk undertaken in the making of a mortgage loan and the rating to the mortgage in accordance with the risk involved in the loan transaction or in connection with the insurance of the mortgage. (*From* Federal Housing Administration "Underwriting Manual," 1938.)

- share-account sinking-fund mortgage loan.**—A mortgage loan which, by its terms, provides for the liquidation of the loan at such time as a sufficient amount is available in a sinking fund consisting of installment payments to be made by the mortgagor on account of the purchase of dividend-bearing shares of the lending institution, such shares being purchased coincidentally with the execution of the mortgage.

- cancel-and-endorse plan.**—A variation of the share-account sinking-fund plan whereby a single share may be matured and applied against the loan. Interest is calculated upon the remaining balance.

- straight mortgage loan.**—A mortgage loan which, by its terms, provides for liquidation of the loan by means of a single principal payment at the date of maturity of the loan.

mortgage types:

- chattel mortgage.**—A mortgage in which the security consists of tangible personal property.

(NOTE.—A chattel mortgage usually takes the form of a bill of sale drawn in favor of the mortgagee with a clause defeating the transfer during compliance of the mortgagor with specified conditions.) (*See* CHATTEL.)

- existing-home mortgage.**—A mortgage covering a home one year or more old as of the date of application for mortgage insurance. (*From* Federal Housing Administration "Insured Mortgage Portfolio," December 1939.)

- first mortgage.**—A mortgage which creates a claim having priority to all the claims created by all other mortgages or other instruments used for the same purpose on the same property.

- gross mortgages accepted.**—A statistical term embracing all mortgages accepted for insurance, without exception. (*From* Federal Housing Administration "Insured Mortgage Portfolio," December 1939.)

- junior mortgage.**—A mortgage which creates a claim subordinate to the claims created by a first mortgage on the same property. Any mortgage subordinate to a first mortgage: e. g., a second or third mortgage.

- mortgage accepted for insurance.**—A mortgage which the FHA has agreed to insure through issuance to the applicant mortgagee of a firm commitment to

insure. (*From Federal Housing Administration "Insured Mortgage Portfolio," December 1939.*)

—**mortgage processing.**—The examination and other procedures attending the handling of each mortgage selected for insurance by the FHA insuring office before the mortgage is accepted for insurance or rejected. (*From Federal Housing Administration "Insured Mortgage Portfolio," December 1939.*)

—**mortgage selected for appraisal.**—A mortgage specified in an application for insurance which has passed a first review by the FHA. Selection is evidenced by the FHA's acceptance of the appraisal fee accompanying the application and the assignment to the case of an identifying "case number." (*From Federal Housing Administration "Insured Mortgage Portfolio," December 1939.*)

—**net mortgages accepted.**—A statistical term embracing all mortgages accepted for insurance, exclusive of mortgages in connection with which firm commitments to insure have expired or have been withdrawn. (*From Federal Housing Administration "Insured Mortgage Portfolio," December 1939.*)

—**new-home mortgage.**—A mortgage covering a home which has been completed within 12 months prior to the date of acceptance of the mortgage for insurance, or which is under construction as of that date, or which is to be constructed. (*From Federal Housing Administration "Insured Mortgage Portfolio," December 1939.*)

—**premium-paying mortgage.**—A mortgage which has been closed by the mortgagee and endorsed for insurance by the FHA; hence, one on which the mortgagor is paying mortgage insurance premiums through the mortgagee to the FHA. (*From Federal Housing Administration "Insured Mortgage Portfolio," December 1939.*)

—**purchase-money mortgage.**—A mortgage upon a property accepted by the seller of the property in part payment of the purchase price.

—**second mortgage.** See MORTGAGE TYPES: JUNIOR MORTGAGE.

—**third mortgage.** See MORTGAGE TYPES: JUNIOR MORTGAGE.

mullion.—A slender bar or pier forming a division between units of windows, screens, or similar frames—generally nonstructural.

mun tin.—The members dividing the glass or openings of sash, doors, etc.

N

neighborhood.—A single area composed of locations separated only by publicly used land, the residential portions of which exhibit a degree of homogeneity. In general, a neighborhood is available for, or improved with, dwellings of more or less similar character, age, and quality. (*From Federal Housing Administration "Underwriting Manual," 1938.*)

—**immediate neighborhood.**—An area surrounding a location and embracing the most direct influences from which the significant characteristics of the location are determined. It is generally smaller in area

than an outlined neighborhood. (*From Federal Housing Administration "Underwriting Manual," 1938.*)

—**outlined neighborhood.**—A neighborhood in which the approximate borders have been established for the purpose of indexing and classifying location and valuation data, real-estate market data, and established ratings of locations. (*From Federal Housing Administration "Underwriting Manual," 1938.*)

nursery.—An area devoted to the propagating and growing of plants for later transplanting, usually kept under intensive cultivation.

O

obsolescence.—Impairment of desirability and usefulness resulting from changes in the arts or in design, or from external influences which makes a property less desirable for continued use.

occupancy:

1. Act of taking or holding possession.

2. The uses, considered from the standpoint of their type, to which a property or properties in a specified area are put.

3. The ratio of actual gross income to income which would result if all rentable space were rented at specified rates. (*See OCCUPANCY: OCCUPANCY RATIO.*)

—**building occupancy.**—The use in which a building is placed, such as business, public, etc.

—**certificate of occupancy.**—A statement signed by a building official setting forth (1) that a building or structure complies with all ordinances or (2) that a building, structure, or parcel of land may be lawfully used for specified purposes, or both.

—**class of occupancy.**—The particular occupancy of a building or structure as described in building regulations.

—**business occupancy.**—Occupancy of a building or portion thereof for the manufacture, storage, conversion, and sale of goods, or for carrying on a business, or rendering professional services. The building may be a warehouse, store, office building, factory.

—**ground or lot occupancy.**—That part or percentage of the ground, lot, or plot occupied or covered by buildings or structures.

—**institutional occupancy.**—Occupancy of a building or portion thereof by persons under medical, charitable, or other care or treatment, or by persons held or detained by reason of public or civic duty, or for correctional purposes. The building may be a hospital, asylum, sanitarium, fire house, police station, jail, or the like.

—**miscellaneous occupancy.**—Occupancy of a building or structure such as a garage, stable, wharf, hangar, and the like, not included specifically in other classes of occupancy.

—**mixed occupancy.**—Two or more classes of occupancy in the same building.

—**public occupancy.**—Occupancy of a building or structure or portion thereof for the transaction of public business, for civic, political, educational,

religious, social, or recreational purposes. The building may be a courthouse, school, library, museum (other than private), exhibition building, lecture hall, church, assembly hall, lodge room, dance hall, theater, armory, or the like. The structure may be a recreation pier, grandstand, bathhouse, or the like.

—**residential occupancy.**—Occupancy of a building or portion thereof by one or more families or households living therein, or by a person or persons using sleeping accommodations therein, such as those provided in dwellings, apartment houses, hotels, lodging houses, dormitories, convents, studios, clubhouses, and the like.

—**occupancy ratio:**

1. The ratio of the occupied units of a property to the total available units, usually living units but sometimes area units, such as square feet of rentable area in an office building.
2. The ratio of the actual gross income from rented units of a property to the total gross income which would be obtained if all units were rented at specified rates.

official:

—**building official.**—An official, usually of a municipality, charged with the enforcement of a building code and ordinances and laws regulating the erection, construction, demolition, repair, and alteration of structures.

(NOTE.—Local titles vary and include the terms “building inspector,” “building commissioner,” and other titles.)

—**housing official:**

1. An official charged with the enforcement of ordinances and laws regulating the occupancy, maintenance, and other features of housing. (See HOUSING; OFFICIAL: BUILDING OFFICIAL.)
2. A duly constituted officer of a governmental housing agency including officers of State or local housing authorities.

official plan. See PLAN TYPES: OFFICIAL PLAN.

orientation.—The arranging or facing of a building or other structure or group of structures, with respect to the points of the compass. Orientation may be determined by a view, the sun, direction of the wind, etc.

overhead.—In general, the expenses of direction and administration necessary to conduct a business of any kind.

owner.—In codes: A person, firm, or corporation owning or controlling property, including a duly authorized agent or attorney. Guardians or trustees and any persons having a vested or contingent interest in the property in question may be regarded as owners.

—**adjoining owner.**—In building codes: The owner of any premises adjoining those under consideration, or his authorized agent or trustee.

—**full owner:**

1. The owner of a property which is free and clear.
2. A term applied to a farm operator who owns all the land which he operates.

P

pantry.—A minor enclosed space in a building, usually adjacent to a kitchen used for the storage and/or serving of food.

parapet.—A wall serving as a guard at the edge of a roof, terrace, bridge, balcony, or the like.

—**parapet wall.**—That part of an exterior, party, or fire wall extending above the roof line.

parge coat or parget:

1. Coarse plasterwork applied over masonry as a protection or decoration.
2. A base coat or protective coat for dampproofing.

parking space.—A designated space for temporary stopping, standing, or storage of vehicles.

parkway. See TRAFFIC WAYS: PARKWAY.

partition.—A wall that subdivides spaces within any story of a building.

partition types:

—**bearing partition.**—A partition which supports any vertical load in addition to its own weight.

—**dwarf partition.**—A partition that does not extend from floor to ceiling.

—**fire partition.**—A partition designed to restrict the spread of fire, or to provide an area of refuge.

—**nonbearing partition.**—A partition extending from floor to ceiling which supports no load other than its own weight.

penthouse. See HOUSE TYPES: PENTHOUSE.

perennial plant. See PLANTS: PERENNIAL PLANT.

pergola.—A structure whose roof, composed of girders and cross-rafters, is open to the sky, usually supported on piers or posts in parallel rows, occasionally having a circular or other geometric ground plan.

perron:

1. A flight of exterior steps leading to an entrance or along a walk, path, or trail, often wider in tread and less steep than the usual steps.
2. A stepped walk related to the length of stride. (Compare STEPPED RAMP.)

pier.—A column of masonry, usually rectangular in horizontal cross section, used to support other structural members.

(NOTE.—In building codes, the horizontal cross-sectional area is usually specified as “not exceeding 4 square feet.”) (Compare COLUMN.)

pilaster.—A part of a wall that projects not more than one-half of its own width beyond the outside or inside face of a wall, acting as an engaged pier. (See BUTTRESS.)

pile.—A heavy timber, or pillar of metal or concrete, forced into the earth or cast in place to form a foundation member.

plan.—A drawing representing any one of the floors or horizontal cross-sections of a building, or the horizontal plane of any other object or area. (Compare ELEVATION; see also PLAN TYPES.)

plan efficiency.—In buildings, the ratio of (1) net floor area, or of (2) rentable area, to gross floor area. (See also AREAS: GROSS FLOOR AREA, NET FLOOR AREA, RENTABLE AREA.)

plan types:

—**gridiron plan**.—A rectangular arrangement of streets and blocks.

—**lay-out or schematic plan**.—A plan showing controlling features of design laid out in relation to one another.

—**master plan**.—The controlling drawing or drawings, together with supporting explanatory data, to guide the development of a city or town plan, a park, a forest, or other large area.

—**official plan**.—A plan approved by public or other responsible authority.

—**regional plan**.—A master plan for the long-term social, economic, and physical development of a large unit of area with natural boundaries, as a large watershed, or a selected section of country.

—**site plan**.—A lay-out showing the functional organization of the elements of a proposed improvement. (Compare PLAN TYPES: LAY-OUT OR SCHEMATIC PLAN.)

planning:

—**city planning**.—The continuing process of preparing a comprehensive design or master plan for the growth of a city or parts thereof.

—**group planning**.—The process of designing a number of buildings for unity of appearance and convenience of use.

—**land planning**.—Planning the use of land to adapt it to human need and enjoyment.

—**regional planning**.—The formulation of plans for the social, economic, and physical development of a region.

—site planning:

1. The arrangement of buildings, open spaces, utilities, and all related improvements on a given area, with due regard for design, site conditions, convenience, economy, and adequate provision for light, air, and circulation.
2. The functional organization of the elements of a proposed improvement based on the determination of land use, circulation, building location and lay-out, and utilities and other services.

—town planning:

1. The process of developing a master plan for future town growth.
2. The process of developing a coordinated program or plan for guiding the growth of a community.

(NOTE.—The distinction between town planning and city planning cannot be maintained as such in all circumstances. Generally, when the planner conceives an integrated community development whose extent is such that he can develop all plans, specifications, and if authorized, supervise the construction of the project within a stated period, improvement can be considered in the field of *town planning*; but when the planner conceives and develops or directs the development of an improvement which must be carried into effect by others, usually by the departments or divisions of municipal authority, and over a period which makes impractical one operation, the improvement is properly in the field of *city planning*. The greenbelt towns are typical examples of town planning where the conception was developed and specified, and construction supervised within a limited period by the planners. A city thoroughfare plan is an example of city planning as here designated. The usual completion of a thoroughfare plan accomplishment is spread over a period of years. The distinction

between the two is not entirely time, but time and the additive assistance of numerous subplanners, with which the original planners need not have contact. (In England, town planning is largely synonymous with the city-planning practices of the United States.)

planning unit.—A structural division of a building separated from other parts of the building by a dividing wall without openings, extended through all habitable floors. If there is no such wall, the building contains only one planning unit. This forms the smallest basic unit used in project planning.

plant names, standardized.—A list of approved scientific and common names of plants in American commerce prepared for the American Joint Committee on Horticultural Nomenclature, consisting of representatives of the American Association of Nurserymen, Ornamental Growers Association, American Society of Landscape Architects, American Pharmaceutical Association, American Institute of Park Executives, and the Society of American Florists and Ornamental Horticulturists.—“Standardized Plant Names prepared for the American Joint Committee on Horticultural Nomenclature,” 2d Edition, 1942.

planting strip.—For residential streets: A narrow area for planting trees, shrubs, or grass along a street or drive, usually between the sidewalk and edge of road surface; often erroneously referred to as parking strip.

plants:

—**annual plant**.—An herbaceous plant which completes its life cycle in one growing season.

—**biennial plant**.—An herbaceous plant which completes its life cycle in two growing seasons.

—**deciduous plant**.—A woody plant which sheds its leaves annually.

—**evergreen plant**.—A woody or herbaceous plant, retaining living foliage (leaves, needles, or scales) from season to season; e. g., holly, rhododendron, pine, arbor vitae.

—**ground cover plant**. See GROUND COVER.

—**herbaceous plant**.—A plant without a woody stem.

—**herbaceous perennial plant**.—A perennial plant having no persistent stem.

—**perennial plant**.—A plant (woody or herbaceous) with a normal life of 3 or more years' duration. This term is popularly applied to herbaceous perennial plants.)

plat.—A map, plan, or chart of a city, town, section, or subdivision indicating the location and boundaries of individual properties.

plate:

1. A horizontal structural member placed on a wall or supported on posts, studs, or corbels to carry the trusses of a roof or to carry the rafters directly.
2. A shoe or base member, as of a partition or other frame.
3. A small relatively flat member usually of metal placed on or in a wall to support girders, rafters, etc.

4. A nonstructural protective unit, such as a push-plate, kick-plate, etc.

platform:

1. The level part of a staircase between two landings.
2. A permanent floor built above the adjoining ground, as a loading platform, or above an adjoining floor, as the platform of a rostrum, or a dais.
3. A movable floor, as the platform of an elevator or dumbwaiter.
4. A temporary floor, as of a scaffold, or a floor of a temporary building. (From "Building Code for California," 1939.)

platting.—The process of mapping a subdivision plan or any other survey lay-out. (See LAND: LAND SUBDIVISION.)

playfield.—A large area given to outdoor athletics or games.

playground.—A play area usually containing diversified recreational facilities, usually for children.

plot:

1. A parcel of land or an assemblage of adjacent parcels of land in a single unit.
2. A relatively small area of land.

plumbing.—The work or business of installing in buildings the pipes, fixtures, and other apparatus for bringing in the water supply and removing liquid and water-borne wastes. The term is used also to denote the installed fixtures and piping of a building.

plumbing terms:

—**backflow.**—The flow of water into a water-supply system from any source except its regular one. Back siphonage is one type of backflow. (From NBS BMS66, "Plumbing Manual," 1940.)

—**catch basin.**—A small underground structure for surface drainage in which sediment may settle before water reaches the drain lines.

—**cesspool.**—A covered pit with open-jointed linings into which raw sewage is discharged, the liquid portion of which is disposed of by seepage or leaching into the surrounding porous soil, the solids or sludge being retained in the pit.

—**cross-connection.**—Any connection between two water-piping systems whereby water may flow from one system to the other, the direction of flow depending on the direction of the pressure differential between the two systems.

(NOTE.—A cross-connection becomes a hazard to health when one system carries a water used for human consumption and the other carries an impure or contaminated water. It will be convenient for purposes of discussion and analysis to divide cross-connections into two general classes, direct and indirect, although there is no sharp demarcation between the two in principle.) (From "Cross-Connections in Plumbing Systems," J. Research NBS, 20: 479 (1938); RP1086.)

—**direct cross-connection.**—A continuous inclosed interconnection between two piping systems, such that the flow of water from one system to the other may occur whenever a pressure differential is set up in the connection between the two systems. Examples: Interconnections between dual water-distributing systems, completely submerged inlets from water-supply lines to closed plumbing fixtures,

tanks and vats, continuous water connections between the supply and drain systems, priming lines to pumps, etc. (From "Cross-Connections in Plumbing Systems," J. Research NBS, 20: 479 (1938); RP1086.)

—**indirect cross-connection.**—A cross-connection, frequently referred to as a potential cross-connection, in which the interconnection is not continuously inclosed and the completion of the cross-connection depends on the occurrence of one or more abnormal conditions. Examples: Water-closets with direct flush-valve supply, bathtubs and lavatories with faucet openings that may become submerged, and other plumbing fixtures and equipment whose supply inlets may become partially or wholly submerged. (From "Cross-Connections in Plumbing Systems," J. Research NBS, 20: 479 (1938); RP1086.)

—**downspout.**—A pipe which carries water from the roof or gutter to the ground or to any part of the drainage system. (Synonymous with conductor, leader, rainspout.)

—**drainage:**

—**building (house) drain.**—That part of the lowest horizontal piping of a building drainage system which receives the discharge from soil, waste, and other drainage pipes inside the walls of the building and conveys it to the building (house) sewer beginning 5 feet outside the inner face of the building wall. (From NBS BMS66, "Plumbing Manual," 1940.)

—**building (house) subdrain.**—That portion of a drainage system which cannot drain by gravity into the building sewer. (From NBS BMS66, "Plumbing Manual," 1940.)

—**building drainage system.**—All piping provided for carrying waste water, sewage, or other drainage, from the building to the street sewer or place of disposal. (From NBS BMS66, "Plumbing Manual," 1940.)

—**dry well.**—A covered pit with open-jointed linings through which drainage from roofs, basement floors, or areaways may seep or leach into the surrounding porous soil.

—**main.**—The principal artery of the system to which branches may be connected.

—**building main.**—The water-supply pipe, including fittings and accessories, from the water (street) main or other source of supply to the first branch of the water-distributing system. (From NBS BMS66, "Plumbing Manual," 1940.)

—**plumbing fixtures.**—Receptacles which receive and discharge water, liquid, or water-borne wastes into a drainage system with which they are connected. (From NBS BMS66, "Plumbing Manual," 1940.)

—**plumbing stack.**—A general term for the vertical main of a system of soil, waste, or vent piping. (From NBS BMS66, "Plumbing Manual," 1940.)

—**plumbing system.**—A system of pipes including the water-service line and building drainage lines from their several connections within the building to their connections with the public mains or individual

water-supply and sewage-disposal systems, together with fixtures, traps, vents, and other devices connected thereto. Storm-water drainage pipes may be considered a part of the plumbing system when connected to a public sewerage system.

—**roughing-in.**—The work of installing all pipes in the drainage system and all water pipes to the point where connections are made with the plumbing fixtures.

—**seepage pit.**—A covered pit which receives the effluent from a septic tank or the waste from laundry trays.

—**septic tank.**—A sewage-settling tank intended to retain the sludge in immediate contact with the sewage flowing through the tank, for a sufficient period to secure satisfactory decomposition of organic sludge solids by bacterial action.

—**sewage.**—The liquid or water-borne wastes carried away from buildings with or without such ground or surface water as may be present.

—**sewer.**—A conduit, usually closed, designed or used for carrying sewage from buildings and/or ground and surface water to sewage-disposal plants or to natural bodies of water.

—**sewer system.**—A system comprising all sewers (sanitary, storm, and combined), culverts, and sub-surface drains needed to conduct sanitary sewage and storm water from a site.

—**sewer types:**

—**building (house) sewer.**—That part of the horizontal piping of a building drainage system extending from the building drain 5 feet outside of the inner face of the building wall to the street sewer or other place of disposal (a cesspool, septic tank, or other type of sewage-treatment device or devices) and conveying the drainage of but one building site. (From NBS BMS66, "Plumbing Manual," 1940.)

—**sanitary sewer.**—A sewer designed or used only for conveying liquid or water-borne waste from plumbing fixtures. (From NBS BMS66, "Plumbing Manual," 1940.)

—**storm sewer.**—A sewer used for conveying rain or subsurface water.

—**sewerage.**—The composite parts of a sewer system including conduits, pumping stations, treatment works, and such other works as may be employed in the collection, treatment, or disposal of sewage.

—**soil pipe.**—Any pipe which conveys the discharges of water-closets, or fixtures having similar functions, with or without the discharges from other fixtures.

—**tile field:**

1. The system, of open-joint drain tiles laid to distribute septic-tank effluent over its absorption area.
2. A tile system laid to provide subsoil drainage for wet areas.

—**trap.**—A fitting or device so designed and constructed as to provide a liquid trap seal which will prevent the passage of air through it. (From NBS BMS66, "Plumbing Manual," 1940.)

—**vent.**—A pipe installed to provide a flow of air to or from a drainage system or to provide a circulation of air within such system to protect trap seals from siphonage and back pressure.

—**vent types:**

—**back vent.**—A branch vent installed primarily for the purpose of protecting fixture traps from self-siphonage. (From NBS BMS66, "Plumbing Manual," 1940.)

—**vent stack.**—A vertical vent pipe installed primarily for the purpose of providing circulation of air to or from any part of the building drainage system.

—**water-closet:**

1. A plumbing fixture consisting of a bowl for the reception of fecal discharges and equipment for flushing the bowl with water.

2. A minor enclosed space in a building equipped with such a plumbing fixture.

—**water-distribution system.**—In USHA work: All new water mains and service lines, outside of building lines (or to a point near the building line), needed for domestic water supply and fire protection for the project. (From USHA Bulletin No. 14, "Policy and Procedure," 1938.)

—**water-supply system of a building.**—All the water-service pipes, the water-distributing pipes, and the necessary connecting pipes, fittings, and control valves. (From NBS BMS66, "Plumbing Manual," 1940.)

—**dual main system of water supply.**—The use of two underground conduits, pipes, or lines, each to supply one side of a street.

—**pointing:**

1. The treatment of joints in masonry for appearance or protection by filling with mortar under tool pressure and usually to a definite form.
2. The filling placed in joints of roofing of slate, tile, etc., as a closure.

—**police power.**—"That power (police power) . . . embraces regulations designed to promote the public convenience or the general prosperity as well as regulations designed to promote the public health, the public morals, or the public safety . . . That power is not confined, as we have said, to the suppression of what is offensive, disorderly, or unsanitary. It extends to so dealing with the conditions which exist in the State as to bring out of them the greatest welfare of its people. . . ." (Bacon v. Walker, 204 U. S. 311, 317, 318 (1907), The Supreme Court of the United States.)

—**porch.**—A floor extending beyond the exterior walls of a building. It may be enclosed or unenclosed.

—**portico.**—An open space having a roof supported by columns, located outside an entrance to or exit from a building.

—**prevailing wage:**

1. On work other than public work of the United States Government: The wage paid the majority of workers in a specific class of occupation in a particular community.

2. On public works of the United States Government:
The wage or rate for any specific class of labor as set by the Secretary of Labor under the Bacon-Davis Act, August 30, 1935.

pro rata.—A term meaning "in proportion." It relates to the distribution of any fund, implying that the distribution is made upon some proportional basis.

profile:

1. The surface outline of a given plane section, either straight or curved, as of a highway, building, or other structure.
2. A vertical section through any area of country.
3. A longitudinal vertical section through any work to show the elevations commonly along the center line of a road or wall.

profit:

1. The excess of income over all costs incidental to its production.
2. The gain resulting from the employment of capital.

property:

1. A lot or plot with or without buildings or other improvements.
2. Any or all rights to the benefits and services or to the contracted services of free persons.
3. The objective things, such as land, buildings, etc., (but not persons), which are the subject of such rights.

property line.—A recorded boundary of a plot.

—property-line wall. See WALLS: PROPERTY-LINE WALL.

property types:

—income property.—Property which is capable of yielding an income in cash and the ownership of which is desired primarily on this account.

—personal property.—All property other than real property.

—real property:

1. Any estate in freehold.
2. The land and improvements which constitute the subjects of a freehold estate.
3. In law: All lands, including improvements and fixtures permanently affixed thereto; and property or rights of ownership of any nature appurtenant thereto. (See REAL ESTATE; REALTY.)

—service property.—A property, such as a church, school, or hospital, which is not operated for profit, and which is not commonly bought and sold in the market.

protective covenant:

1. A written agreement restricting the use of real property and intended to protect and benefit the property.
2. A restriction appearing in a conveyancing instrument affecting the use of real property.

public service station. See BUILDINGS: PUBLIC SERVICE STATION.

public utilities.—Public services or facilities, such as electricity, gas, telephone, water, sewers, etc.

—subsurface utilities.—The public services underground, including sewers, gas, water lines, and sometimes telephone and electric-light conduits.

public-utility company.—A company engaged in rendering a service to the public, usually of a monopolistic or quasimonopolistic character and subject to governmental regulation as to rates of service, capitalization, etc.

public-utility (public-service) property.—A property devoted to the production of commodities or service of general community consumption and therefore vested with public interest.

(NOTE.—Usually having status as a monopoly or quasimonopoly, with or without benefit of franchise, and ordinarily under some form of governmental regulation and control.)

purlin.—A horizontal member usually laid at right angles to main rafters or trusses of a roof to support elements of the roof framing.

Q

quantity survey.—An inventory of the quantity of materials and labor required to complete a construction operation, compiled for the purpose of estimating.

R

rabbit.—A rectangular longitudinal groove cut in the corner of a board or other piece of material.

rafter.—One of a series of structural members of a roof designed to support roof loads. The rafters of a flat roof are sometimes called roof joists.

rafter types:

—hip rafter.—A rafter which forms the intersection of an external roof angle.

—jack rafter.—A rafter which spans the distance from a wall plate to a hip or from a valley to a ridge.

—valley rafter.—A rafter which forms the intersection of an internal roof angle.

ramp.—An inclined plane connecting separate levels. (See STEPPED RAMP.)

range.—The area included between two range lines. (Compare TOWNSHIP.)

—range line.—One of a series of imaginary lines on the earth's surface, running due north and south at 6-mile intervals and used for locating and describing parcels of land under government survey. (See MERIDIAN: PRINCIPAL MERIDIAN; TOWNSHIP LINE.)

real estate.—Land and whatever is permanently affixed thereto.

realty.—Synonymous with real estate.

recreational area. See AREAS: RECREATIONAL AREA.

recreational center:

1. Neighborhood or community play-area.
2. A building and/or grounds used for general public play or leisure-time activities.

regional plan. See PLAN TYPES: REGIONAL PLAN.

regional planning. See PLANNING: REGIONAL PLANNING.

registered architect, engineer, or landscape architect:

1. A professional who is licensed to practice under registration laws.
2. A person licensed to practice under registration laws.

rehabilitation.—A physical change designed to raise the use value of a deteriorated structure or area.

remodeling.—The act of changing the physical characteristics of a building.

rent.—The payment for the use of land, buildings, or other real or personal property. Rental often used synonymously.

—economic rent:

1. In housing: The amount of rent sufficient to cover all costs of operation and maintenance, to yield a reasonable return on the investment, and to amortize the investment in wasting assets over the productive life of the building.
2. In economics: The earnings attributed to the services of land as distinct from capital and labor.
3. A rent which would be obtainable for given accommodations or space at a specified time as distinct from the rent called for in an existing lease on the same accommodations or space.

—ground rent.—The rent paid for the right of use and occupancy of a parcel of unimproved land, or that portion of the rent paid for the use and occupancy of a parcel of improved land which is imputed to the land as distinguished from the improvements.

—inclusive rent.—Rent that includes charges for certain services, such as hot and cold water, heat, light, refrigeration, and fuel for cooking.

—shelter rent.—Rent that does not include charges for hot water, heat, light, refrigeration, or fuel for cooking, but sometimes includes cost of water.

repair.—Any labor or material provided to restore a building or any part thereof to a sound condition.

replacement.—The act of supplying a new object to supplant an object that has reached the end of its useful life, to serve the same purpose as the object supplanted. Also the object supplied.

—replacement insurance.—Any labor or material supplied to restore a building to such condition as it was in, prior to damage by fire, flood, tornado, or other insurable hazard.

residence. See BUILDINGS: RESIDENCE.

restaurant. See BUILDINGS: RESTAURANT.

restriction.—An encumbrance on land which limits its use, imposed for mutual or community protection.

restrictive covenant. See PROTECTIVE COVENANT.

ribbon development.—A building development extending along a main suburban or country road like a ribbon lying across the countryside, in contradistinction to a compact development extending laterally from one or both sides of a highway. (Sometimes called "string development.")

rights:

—air right:

1. A right to build in, occupy, and otherwise use that portion of real property above a stated

elevation, in conjunction with definitely located spaces on the ground surface, for foundation and supporting columns.

2. An air lease.

—littoral right.—The right attached to a parcel of land which appertains to seas or great lakes bordering on such a parcel.

—right of way:

1. A right of passage.

2. The area over which the right of passage exists.

—riparian right.—Any right appurtenant to a parcel of land which appertains to water bordering on, or within, or under such parcel; e. g., the rights to natural flow unobstructed by artificial checks or barriers, to freedom from unreasonable pollution, of access to the water, of accretion.

—squatter's right.—Right to occupancy of land created by virtue of long and undisturbed use without legal title or arrangement.

—water right.—A property consisting of the rights to a water supply.

riprap.—Stones or other material placed on a slope to prevent erosion by water action.

roof.—The entire construction used to close in the top of a building.

roof hip.—The sloping line at the junction of two roof surfaces where an external angle greater than 180 degrees is formed.

roof ridge.—The horizontal line at the junction of the top edges of two roof surfaces where an external angle greater than 180 degrees is formed.

roof types:

—curb (or curbed) roof.—A roof in which the slope is broken on two or more sides; so called because a horizontal curb is built at the plane where the slope changes.

—flat roof.—A roof which is flat or one which is pitched only enough to provide for drainage. (*Compare* ROOF TYPES: PITCHED ROOF.)

—gabled roof.—A ridge roof which terminates in a gable.

—gambrel roof.—A gable roof each slope of which is broken into two planes.

—hip (or hipped) roof:

1. In general, a roof which has one or more hips.

2. A roof which has four sloping sides that meet at four hips, or at four hips and a ridge.

—lean-to roof:

1. A roof which has a single sloping surface that is supported at the top by a wall that is higher than the roof.

2. A roof which has a single sloping surface.

—mansard roof.—A type of curb roof in which the pitch of the upper portion of a sloping side is slight and that of the lower portion steep. The lower portion is usually interrupted by dormer windows.

—monitor roof.—A type of gable roof commonly used on industrial buildings, which has a raised portion along the ridge with openings for light and/or air.

—pent roof.—A roof, other than a lean-to roof, which has a single sloping surface.

—**pitched roof**.—A roof which has one or more sloping surfaces pitched at angles greater than necessary for drainage. (*Compare* ROOF TYPES: FLAT ROOF.)

—**pyramid roof**.—A hip roof which has four sloping surfaces, usually of equal pitch, that meet at a peak.

—**ridge roof**.—A roof which has one or more ridges.

roof valley.—The sloping line at the junction of two roof surfaces where an external angle less than 180 degrees is formed.

roofing.—The materials applied to the structural parts of a roof to make it watertight.

room.—An enclosed space for occupancy within a building excluding service space such as halls, closets, and vestibules. Minimum dimensions and requirements for light and ventilation are usually prescribed by constituted authorities. (*Compare* ROOMS: HABITABLE ROOM; ROOM COUNT.)

room count.—The total number of rooms and half rooms in a living unit or group of living units, half rooms being counted as one-half each.

(NOTE.—1. In USHA-aided projects, bathrooms, halls, closets' laundries, utility rooms, storage rooms, and community or recreational rooms are not counted as rooms.—*From* USHA Bulletin No. 17, "Definition of Terms," 1939.

2. In rental housing work insured by the Federal Housing Administration, strip kitchens located in a room, or in a closet space are not counted, nor are bathrooms, interior foyers, or other accessory interior spaces.—*From* Federal Housing Administration "Architectural Planning and Procedure for Rental Housing.")

—**half room**.—A kitchen with an area less than 60 square feet but over 50 square feet, or a dining alcove with an area over 45 square feet and having separate outside light. (*See* Federal Housing Administration "Architectural Planning and Procedure for Rental Housing.")

roomer.—A person living in a living unit or rooming house, who has agreed to pay a specific rent for a specified space. Distinguished from a guest in that the keeper of the lodging is not subject to innkeeper's liability.

rooms:

—**bathroom**.—A room equipped with bathtub, or shower compartment, and usually washbasin and water-closet.

—**bedroom**.—Any room designed or used for sleeping.

—**dining room**.—A room designed or used as a place for eating.

—**dressing room**.—A room designed or used for putting on, removing, or adjusting wearing apparel and sometimes providing space for its storage.

—**guest room**:

1. A bedroom in a living unit designed for the use of visitors.

2. A room to be let or hired out for living or sleeping purposes.

—**habitable room**.—A room designed to be used for living, sleeping, eating, or cooking, excluding bathrooms, toilet compartments, closets, halls, storage, and similar spaces.

—**hazardous room**.—A room the occupancy of which involves unusual danger from fire, explosion, or other causes.

—**kitchen**.—A room designed or used primarily for the preparation and cooking of food. (*Compare* ROOMS: KITCHENETTE.)

—**kitchenette**.—An enclosed space designed or used as a kitchen but usually with less and smaller equipment than that used in a kitchen and with a floor area reduced to the lowest practical minimum. (*See* APARTMENT TYPES: KITCHENETTE APARTMENT.)

—**laundry**.—A room or other space designed for washing personal apparel and housekeeping textiles, equipped with suitable plumbing and service for laundry devices.

—**living room**.—A room in a living unit designed as the meeting place of the family and visitors.

—**men's room**.—A room equipped with one or more water-closets and lavatories, and usually urinals, designated for the use of men.

—**nursery room**.—A room designed or used to accommodate young children.

—**recreation room**.—A room designed for recreational facilities for the occupants of a dwelling, a building, or a project.

—**storeroom or storage room**.—An enclosed space designed or used for depositing household goods or goods required for the regular occupancy or maintenance of a building.

—**suite or suite of rooms**.—Two or more habitable rooms designed for use as a unit.

—**transformer room**.—An enclosed space designed or used primarily to house electric transformers. (*See* ELECTRICAL TERMS: TRANSFORMER.)

—**utility room**.—A room, other than a habitable room, designed or used for laundry or heating equipment or for other related purposes.

—**women's room**.—A room equipped with one or more water-closets and lavatories, and designated for the use of women.

S

satellite community.—A subordinate center, in a metropolitan area or within the zone of influence of a large city. It is usually a separate political entity. (*Compare* GARDEN CITY; GREENBELT TOWN.)

screen planting.—Trees or shrubs planted as a hedge or mixed freely in groups to screen or shut out an undesired view or views.

seating capacity.—The number of seats in, or that may be legally placed in, an assembly hall, theater, or auditorium.

septic tank. *See* PLUMBING TERMS: SEPTIC TANK.

service area, service court, or service yard. *See* AREAS: SERVICE AREA, SERVICE COURT, OR SERVICE YARD.

service building. *See* BUILDINGS: SERVICE BUILDING.

service drive. *See* TRAFFIC WAYS: SERVICE DRIVE.

service station. *See* BUILDINGS: PUBLIC SERVICE STATION.

services, common or joint. *See* COMMON SERVICES.

setback:

1. The horizontal distance between the faces of the exterior wall of one story and the exterior wall

next above it, where a lower story extends beyond a higher story.

2. The horizontal distance between the wall of a building and the adjacent street line.

3. The horizontal distance between the wall of the upper story or stories of a building and the wall below.

sewer. See PLUMBING TERMS: SEWER.

sewerage. See PLUMBING TERMS: SEWERAGE.

shack. See BUILDINGS: SHACK.

shaft.—A vertical enclosed space passing through at least one floor and used for ventilation, light, elevators, wiring, piping, or similar purposes.

share cropper.—A person working on a farm (usually having no tools, equipment, or capital, and having only labor to offer) to whom the landlord provides food, buildings, stock, tools, seed, and part or all of the fertilizer, in exchange for a specified share of the crop produced.

sheathing.—The structural covering, usually of boards or wallboards, placed over exterior studding or rafters of a structure.

—**sheathing paper.**—A building material used in wall and roof construction as a protection against the passage of air and sometimes moisture.

shed. See BUILDINGS: SHED.

shop. See BUILDINGS: STORE.

shopping center.—A concentration of business places or retail stores to serve a community or neighborhood.

shoulder (highway).—A supporting shelf of graded ground along the side of a road or walk or a natural surface, sometimes referred to as a berm.

sill:

1. The lowest member of the frame of a structure, usually horizontal, resting on the foundation and supporting the uprights of the frame.

2. That member forming the lower side of an opening, as door sill, window sill, etc.

site plan. See PLAN TYPES: SITE PLAN.

site planning. See PLANNING: SITE PLANNING.

skylight.—Any cover or enclosure placed above a roof opening to provide for the admission of natural light.

slum.—An area in which the majority of the dwellings are detrimental to the safety, health, morals, comfort, and welfare of the inhabitants because of dilapidation, obsolescence, overcrowding, arrangement or design, lack of ventilation, light, or sanitary facilities, or a combination of these factors.

—**slum clearance.**—The removal of a slum condition by demolition of all existing structures. This should not be confused with the construction of new housing upon the same site.

—**slum reclamation.**—The improvement of a slum area or of a cleared slum site in order to provide for a more suitable use.

soffit.—The underside of the members of a building, such as staircases, cornices, beams, arches, etc., relatively minor in size as compared with ceilings.

soil pipe. See PLUMBING TERMS: SOIL PIPE.

space:

—**common space.**—Any exterior or interior space such as a yard, court, walk, vestibule, or hall designed for the joint use of families occupying a building that includes two or more living units.

—**maintenance and repair space.**—Space provided in a building or on a property for shop and storage purposes, for use by members of the maintenance and repair crew employed by the management. (See ROOMS: UTILITY ROOM.)

—**open space.** See AREAS: OPEN AREA OR OPEN SPACE.

—**permanent open spaces.**—Areas which are intended to remain predominantly open although small structures may be erected and improvements may be made in the form of grading and landscaping. Examples of this type of use are parks, playgrounds, and cemeteries.

—**roof space.**—A space between the ceiling of the top habitable story and the roof, usually without floor and not intended for habitation or storage. (Compare STORY: ATTIC STORY.)

—**service space.**—Any exterior or interior space designed or used primarily for the delivery or storage of goods or for utilities; including among others: service roads, walks, driveways, and courts; service halls and stairways; utility rooms, plumbing rooms, and transformer rooms.

span.—The distance between structural supports such as walls, columns, piers, beams, girders, and trusses.

spandrel or spandril:

1. The panel between the top of a window or door at one story and sill of a window or door at the story above.

2. That space contained between the line of the inner surface of an arch and a line projected horizontally through the highest portion of the arch.

specification.—A written document stipulating the kind, quality, and sometimes the quantity of materials and workmanship required for any construction or work.

splash block.—A small masonry block laid with the top close to the ground surface to receive roof drainage and carry it away from the building.

sprinkler.—In connection with fire protection, a device, the opening of which permits the discharge of water or other fire-extinguishing substances.

—**automatic sprinkler.**—A sprinkler operated automatically by heat.

square.—A unit of measure—100 square feet—usually applied to roofing materials. (See also BLOCK.)

stable. See BUILDINGS: STABLE.

stairs:

—**flight of stairs or steps.**—A run of stairs or steps between landings.

—**stair landing.**—A platform between flights of stairs or at the termination of a flight of stairs.

—**stair rise.**—The vertical distance from the top of one stair tread to the top of the one next above.

stairway, stair, or stairs.—A series of steps, with or without landings, or platforms, usually between two or more floors of a building.

stairway types:

—**enclosed stairway.**—A stairway enclosed by and separated from hallways and living units by means of walls or partitions and made accessible to such hallways or living units by means of a door or doors.

—**interior stairway.**—A stairway within the exterior walls of a building.

—**open stairway.**—A stairway the floor landings of which are a part of the public hallways.

stepped ramp.—A series of steps, connected by ramps, on a slope. (Sometimes called "ramped steps.") (Compare PERRON; RAMP.)

stool.—The flat, narrow shelf, forming the top member of the interior trim at the bottom of a window.

stoop.—A small porch, veranda, or platform, or a stairway, outside an entrance to a building.

store. See BUILDINGS: STORE.

story.—That part of a building comprised between any floor and the floor or roof next above.

(NOTE.—Most building codes specifically include cellars and basements as stories. A few (notably the Pacific Coast Code and that of Knoxville, Tenn.) exclude cellars and basements unless the ceiling is more than 5 feet above grade.)

—**attic story.**—That part of a building situated wholly or partly within the roof frame, or between the top-story ceiling and the roof, usable for storage but not finished for habitation. (Compare ROOM COUNT; SPACE: ROOF SPACE; STORY: HALF STORY.)

—**first story.**—A story the floor of which is nearest the sidewalk or adjoining grade at the main entrance; other stories are numbered in regular succession, counting upward.

—**half story.**—That part of a building situated wholly or partly within the roof frame finished for habitation. (Compare STORY: ATTIC STORY.)

—**height of story.** See MEASUREMENTS: HEIGHT OF STORY.

street. See TRAFFIC WAYS: STREET.

—**articulated street pattern.**—The design and construction of streets and walks to serve particular functions, i. e., through traffic, service lanes, pedestrian walks, etc. (From USHA Bulletin No. 11, "Policy and Procedure," 1939.)

—**street line.**—The line of demarcation between a street and the land abutting thereon.

structure.—Anything erected which requires permanent location on the ground or is attached to something having a permanent location on the ground.

(NOTE.—Most building codes specifically include "buildings" in the category of "structures." A few (for example, that of Niagara Falls, N. Y., and the National Board of Fire Underwriters) include tents, stadiums, observation towers, bridges, etc., but specifically exclude "buildings.")

stud.—One of a series of slender wood or metal structural members used as supporting elements in walls and partitions. (Plural: studs or studding.)

subdivision.—A parcel of land divided into blocks, lots, or plots for immediate or future use or sale, or for building developments.

tax.—A charge levied by a government upon persons or property to defray the cost of government services performed for the common benefit. (Compare ASSESSMENT: SPECIAL ASSESSMENT.)

taxpayer:

1. A person who pays a tax, whether he finally bears the burden or shifts it; generally defined in law to include all persons liable for payment of a tax, whether or not they actually pay it.

2. Also used to mean a more or less temporary building improvement which produces enough income to cover taxes and give an adequate return on the building investment, but not enough in addition thereto to provide an adequate return on the land value.

tenancy.—Occupancy of a property usually by persons other than those in whom the fee title is vested.

tenant:

—**cash tenant.**—A farm tenant who pays his rent in cash.

—**share tenant.**—A farm tenant who operates a farm under his own direction and by use of his own capital and equipment and divides specified products with the owner. (Compare SHARE CROPPER.)

tenant's improvements. See IMPROVEMENT: TENANT'S IMPROVEMENTS.

tenant relations program.—In USHA-aided projects: A regular plan under professional supervision of tenant selection, rent collection, community activities, tenant maintenance, and welfare services. (From USHA "Model Management Resolution for the First Budget Period," 1939.)

tenement.—A living unit in a tenement house. (See also BUILDINGS: TENEMENT OR TENEMENT HOUSE.)

(NOTE.—The term "tenement" has been widely used to indicate substandard, inadequate, or slum housing. That connotation has become fixed. The terms "apartment," "apartment house," "multiple housing," and "multifamily housing," closely related to tenement, carry no such connotation.)

termitte shield.—A shield, usually of sheet metal, placed in or on a foundation wall or other mass of masonry or around pipes to prevent the passage of termites.

terrace:

1. An essentially level and defined area, usually raised, either paved or planted, forming part of a garden or building setting.

2. A structure comprised of three or more one-family row dwellings.

theater. See BUILDINGS: THEATER.

thermostat.—An instrument that controls automatically the operation of heating or cooling devices by responding to changes in temperature.

thoroughfare. See TRAFFIC WAYS: THOROUGHFARE.

title. See ABSTRACT OF TITLE.

topographical map.—A map showing the contour of the land and the existing earth and water features and surface characteristics of a tract of ground. Trees, woods, forests, roads, buildings, soil character, and surface or subsurface utilities are often indicated.

—**topographical survey**.—The field and office work incidental to preparation of a topographical map.

town planning. See PLANNING: TOWN PLANNING.

township:

1. The area included between two adjacent township lines and two adjacent range lines, containing thirty-six sections.

2. A political subdivision of a county, usually unincorporated. (Sometimes called "town.")

—**township line**.—One of a series of imaginary lines on the earth's surface running due east and west at 6-mile intervals and used for locating and describing parcels of land under government survey.

traffic ways:

—**alley**:

1. A narrow service way providing a secondary public means of access to abutting properties.

2. An established public or private passageway for vehicles and pedestrians, affording a secondary means of access to abutting properties.

—**arterial highway, road, or street**.—A primary thoroughfare for vehicular traffic that is a main channel, with tributaries.

—**avenue**.—A dedicated traffic way. The word "avenue" is of useful local significance where "avenues" may be north to south streets, and "streets" may be east to west avenues. Also "avenue" may be used to confer distinction on main streets, and in other communities residential streets. The term is without distinctive significance in planning or in law. It often represents a realtor's distinction between narrow and broader streets.

—**boulevard**.—A dedicated traffic way, which is usually broader and usually of more significance in the thoroughfare plan of a city than an avenue, street, road, etc. Preferably, the term should be reserved for streets which have a center strip. In most cities, the boulevard is planted with shade trees and less often with other ornamental planting, but in the downtown areas the term is without any pertinent value.

—**cul-de-sac**.—A minor street with entrance and exit at the same end.

—**drive**.—A dedicated street or road. The word is used as an alternate for a street, road, avenue, etc., occasionally restrained in use to the names for the narrower and distinctly minor residential streets of a city or subdivision and sometimes used in connection with park roads.

—**driveway**.—A private way for the use of vehicles and pedestrians.

—**freeway**.—A strip of public land similar to a highway but intended for rapid through traffic. Owners of abutting property have no right of access, nor any right to air or light.

—**highway**.—The entire right of way devoted to public travel, including the sidewalks and other public spaces if such exist, to which the owners of abutting property have right of access.

—**lane**.—A public or private traffic way of minor character.

—**parkway**.—A limited-access highway open only to noncommercial traffic and without privileges to owners of abutting properties of light, air, and access, located in a park or ribbon of parklike land owned or controlled by a public authority, usually a park authority.

—**road**.—A rural or urban traffic way, with or without constructed gutters, curbs, and walks. Road is more often applied in country areas, street in city areas.

—**service drive**.—A vehicular passage affording access to buildings or properties, frequently for delivery of supplies.

—**street**:

1. The generic term for the strip of land reserved for public use, for purposes of transportation, communication, and access to property fronting on the street. The street may be merely named "street" or disguised under euphonisms such as avenue, boulevard, drive, lane, road, and occasionally "way" added as a suffix.

2. A public way which affords principal means of access to abutting property. (*From "Property Standards and Minimum Construction Requirements," Federal Housing Administration.*)

—**circumferential street**.—A loop or arterial highway around a city or a subdivision.

—**dead-end street**.—A street having a closed end.

—**dedicated street**.—A street the title to which is permanently or temporarily yielded by the owner and accepted by the authorities for the use and benefit of the public.

—**loop street**.—A dedicated public passageway encircling or passing around a given area.

—**minor street**.—A public way providing for a small amount of traffic, usually applied to streets in residential districts.

—**vacated street**.—A street abandoned by a public authority through appropriate official action. The vacated street may be assigned to another use by the same or another public authority or may be returned to the owners of the frontage on the street according to local law. In some States, the street is merely an easement for public use and benefit until officially vacated.

—**thoroughfare**.—A through (or arterial) way for continuing traffic.

—**traffic lane**.—A unit width of a road surface adequate to accommodate a moving vehicle.

—**way**.—A street, alley, or other thoroughfare or easement permanently established for passage of persons or vehicles.

trap. See PLUMBING TERMS: TRAP.

trim.—The finish materials in a building, such as moldings applied around openings (window trim, door trim) or at the floor and ceiling of rooms (baseboard, cornice, picture molding).

trimmer.—In carpentry: A beam or joist into which a header is framed in framing for a chimney, stairway, or other opening. (*Compare* HEADER.)

trust agreement.—An arrangement whereby an owner (the trustee or settler) transfers legal title and control of property to a second party (the trustee) under conditions set forth in an agreement which vests authority in the trustee to hold, manage, or dispose of the property for the benefit of a third party, the beneficiary.

U

unearned increment.—An increase in value of property due primarily to the operation of social or economic forces rather than to the efforts or initiative of the owner.

uses:

—**commercial use.**—Use predominantly for trade or commercial service purposes.

—**industrial use.**—Use for manufacturing purposes, often accompanied by warehouses, freight yards, docks, etc.

—**land use.**—The process of extracting economic or social gain from the land, i. e., the process through which a use value is created.

—**agricultural use.**—Use of land predominantly for raising produce or livestock.

—**inharmonious land use.**—A land use which is nonconforming with its surroundings and which usually tends to depreciate the value of other properties within its zone of influence.

—**nonconforming use.**—Use that does not agree with the regulations of the district.

—**nonresidential use.**—Use for purposes unrelated to the residential character of the property, including commercial, industrial, and professional uses.

—**residential use.**—Use for purposes related to the residential character of the property.

utilities. See PUBLIC UTILITIES.

V

vacancy.—A rentable unit which is not occupied.

—**actual vacancy ratio:**

1. The ratio, commonly expressed as a percentage, of the sum of the rental values of the vacant living units to the sum of the rental values of all living units in any given building or group of buildings at a given time.
2. The ratio between the number of vacant units and the total number of units.

value:

1. The present worth of all of the rights to future benefits arising from ownership as determined by use (specific or highest and best), user (specific or typical), and terms of ownership (limited or unlimited).
2. Ability to command goods or money in exchange.
3. The quantity of goods or money which should be received in exchange for the property under consideration.

—**assessed value.**—The figure at which property is valued on the assessment roll by an authorized assessment agency.

vault:

1. An enclosed space within or adjacent to a building usually intended for the safekeeping of goods or the safety of the occupants of the building. Vaults are usually provided with means of ventilation though provision for natural light is not considered essential.
2. An arched ceiling or roof.

—**sidewalk vault.**—An extension of a cellar beyond the building line and under a sidewalk.

vendee.—A buyer, usually a buyer of real property under a contract of sale which gives the right of possession but does not convey title.

vent: (*See also* PLUMBING TERMS: VENT.)

1. A minor opening provided to allow the passage of air through any space in a building, such as the attic roof space or the unexcavated area under a first-floor construction.
2. A flue connecting any interior space in a building with the outer air for purposes of ventilation.

ventilation.—The process of supplying and removing air by natural or mechanical means to or from any space. (Such air may or may not have been conditioned.)

—**cross ventilation (natural).**—Ventilation through openings in adjacent outside walls. (Sometimes called "corner ventilation.")

—**through ventilation (natural).**—Ventilation through openings in opposite outside walls. (Sometimes called "cross ventilation.")

vestibule:

1. A minor enclosed space at the entrance of a building.
2. An entry.

W

wainscot or wainscoting (dado).—The facing material applied to the lower part of an interior wall contrasting with that of the upper part. (This material is usually of wood but may be of marble, tile, or other material.)

walls:

—**bearing wall.**—A wall which supports any vertical load in addition to its own weight.

—**common wall.**—A wall owned by one party but jointly used by two parties, one or both of whom is entitled to such use under the provisions of a lease.

—**curtain wall.**—A nonbearing wall between columns or piers which is not supported by girders or beams.

—**dry wall.**—A wall of stone or other durable material, laid without mortar.

—**enclosure wall.**—An exterior nonbearing wall in skeleton construction anchored to columns, piers, or floors, but not necessarily built between columns or piers.

- exterior wall**.—Any outside wall or vertical enclosure of a building other than a party or common wall.
- faced wall**.—A masonry wall faced on one or both sides with a material different from the body of the wall, in which the facing and the body are bonded so that they will act as a unit under loads.
- fire wall**.—A wall which subdivides a building to restrict the spread of fire. It starts at the foundation and extends continuously through all stories to and above the roof.
- fire-division wall**.—A wall which subdivides a building to restrict the spread of fire, but is not necessarily continuous through all stories nor extended through the roof.
- foundation wall**.—Any bearing wall or pier below the first-floor construction.
- nonbearing wall**.—A wall which supports no vertical load other than its own weight.
- panel wall**.—A nonbearing wall in skeleton construction built between columns or piers and wholly supported at each story.
- parapet wall**.—That part of an exterior, party, or fire wall extending above the roof line.
- party wall**.—A wall used jointly by two parties under easement agreement and erected at or upon a line separating two parcels of land that may be held under different ownership.
- property-line wall**.—A wall built to and along a property line.
- retaining wall**:

1. Any wall subjected to lateral pressure other than wind pressure.

2. A wall built to support a bank of earth.

- veneered wall**.—A wall with a masonry facing, which is attached to but not bonded so as to form an integral part of the wall for purposes of load bearing and stability. (*Compare WALLS: FACED WALL.*)

wallboard.—Wood pulp, gypsum, or similar materials made into large rigid sheets that may be fastened to the frame of a building to provide a surface finish.

water table:

1. The level below which the ground is saturated.
2. A ledge or offset on or above a foundation wall, formed to shed water.

water-distribution system. See PLUMBING TERMS: WATER-DISTRIBUTION SYSTEM.

watershed.—The total area draining into a common water course, a lake, system of lakes, or an ocean.

water-supply system of a building. See PLUMBING TERMS: WATER-SUPPLY SYSTEM OF A BUILDING.

way. See TRAFFIC WAYS: WAY.

weephole.—A small hole, as in a retaining wall, to drain water to the outside.

well.—An open, unoccupied minor area bounded on all sides by the walls of a building passing through at least one floor, commonly used to supply light and air for stairways and minor interior spaces.

width. See MEASUREMENTS: COURT MEASUREMENTS.

window.—An opening to the outside, other than a door, which provides all or part of the required natural light, natural ventilation, or both, to an interior space. The glazed portion of a door in an exterior wall may be construed to be a window.

window types:

- bay window**.—A rectangular, curved, or polygonal window or group of windows, supported on a foundation extending beyond the main wall of a building.

- dormer window**.—A vertical window, in a relatively small internal recess, projecting from a sloping roof. (*See DORMER.*)

- fire window**.—A window that, with its frame, sash, and glazing, is designed to restrict the spread of fire.

- oriel window**.—A window or group of windows that projects from the main line of an enclosing wall of a building and is carried on brackets, corbels, or a cantilever.

- show window**.—A window designed or used for the display of goods.

wing.—A lateral extension of a building from the main portion thereof or one of two or more coordinate portions of a building which extends from a common junction.

wire glass.—Glass having a layer of meshed wire incorporated approximately in the center of the sheet.

Y

yard.—In general, an open unoccupied space, on the same lot with a building, between the lot line and the extreme front, rear, or side wall of the building.

- front yard**.—In general, a yard across the full width of the lot, extending from the front line of the building to the front line of the lot.

- rear yard**.—In general, a yard across the full width of the lot, extending from the rear line of the building to the rear line of the lot.

- side yard**.—In general, a yard between the extreme side line of the building and the adjacent side lot line, extending from the front yard to the rear yard.

Z

zoning.—Division of all of the land of an entire political subdivision into districts having different regulations pertaining to use of land; and height, area, bulk, and use of buildings, and yard requirements; and in some States density of population. Zoning is effected by local ordinance under the police power of the State granted by specific legislation generally termed an "enabling act." (*See PROTECTIVE COVENANT.*)

- protective zoning** and **rezoning**.—In work of the USHA: The zoning or rezoning of the area immediately surrounding the project site which is sometimes necessary to assure adequate protection for the

project against undesirable developments in the immediate neighborhood. (*From USHA Bulletin No. 27, "Policy and Procedure," 1939.*)

—*the function of zoning.*—Zoning is a part of city or community planning designed to promote and protect the health, safety, morals, convenience, prosperity, and general welfare of the inhabitants of the com-

munity. By a zoning ordinance a municipality may be divided into districts in which the use of land; the use, height, and bulk of buildings; the density of population; and the area of the lot upon which buildings may be placed are regulated. (*From NBS BH16, "The Preparation of Zoning Ordinances," 1931.*)

WASHINGTON, June 10, 1942.



BUILDING MATERIALS AND STRUCTURES REPORTS

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