

Draft Points To Faulty Weatherstrip

If you feel a draft when the windows are closed, the problem may be faulty weatherstripping.

Poor weatherstripping causes more than discomfort. It can also be responsible for an inordinate amount of heat loss. It's reported that windows with insufficient weatherstripping (or none at all) let in as much air (or let out as much heat) as a hole in the wall the size of two building blocks.

Because hand-applied weatherstripping cannot duplicate

factory application, quality wood windows such as ponderosa pine units come with weatherstripping already installed. Tight weatherstripping, plus precisely fitted sash and frame and efficient sash latches, assure snug window closure. This prevents air infiltration, drafts and heat "leakage."

Efficient weatherstripping can also plug leaks in your heating and cooling budgets. Tests show that, by reducing heat loss, weatherstripped wood sash windows can cut fuel costs for an average five-room house by almost one-fourth. In the bargain, fuel is conserved—an important consideration for ecologically-minded homeowners.

FHA Ups Insulation Standards Savings In Fuel Bills Would Amortize Costs

Insulating standards have been upgraded for multi-family buildings constructed with federal financing. A primary reason is President Nixon's environmental directive that efforts be made to control air pollution and conserve the country's fuel and energy supplies.

The upgraded insulation standards apply to both high- and low-rise apartments. They are contained in recently-released revisions of FHA's minimum property standards for multi-family housing. Upgraded standards for better insulation in one- and two-family living units built with FHA-insured loans were issued a year earlier.

The President's directive noted that savings in fuel costs expected to result from upgraded insulation would, over the next five years, "on the average more than offset the additional construction costs."

While insulation needs vary with house size and geographic location, proper insulation in any housing unit involves floors, walls, ceilings and windows—all potential sources of heat loss and gain.

Windows, for example, can occupy as much as 40 or 50% of exterior wall space. If they do not insulate properly, they can account for half a home's heat loss. Windows with good insulating qualities, such as weatherstripped wood sash units with insulating glass, can reduce heat loss by from 15 to 35%. Less fuel and energy are used, and costs are lower.

To show the correlation between good insulating windows and savings in fuel costs, Ponderosa Pine Woodwork (an as-

sociation of manufacturers of wood windows and doors) has reported results of a recent heating cost study. The study was based on data from the American Society of Heating, Refrigerating and Air-Conditioning Engineers Guide.

The study estimated heating costs for the same type of home in four different geographic locations. Construction standards were those recommended for electrically-heated structures with one variable. One-home in each area had single-glazed windows. The other had windows with insulating glass (double-glazing). These were the results:

Chicago: yearly costs for home with single-glazed windows—\$325; with insulating glass—\$230; savings—\$95.

Philadelphia: single-glazing—\$277; insulating glass—\$208; savings—\$69.

Minneapolis: single-glazing, \$418; insulating glass—\$266; savings—\$152.

Louisville: single-glazing—\$290; insulating glass—\$215; savings—\$75.

The economy of better insulation was indicated by the short time in which the additional cost of wood windows with insulating glass was amortized. In Minneapolis, the cost was recouped in the first year; in Louisville, less than three years; in Chicago, three years; in Philadelphia, four years. Annual savings in heating costs continue after amortization.

In the FHA's revised standards for insulation in multi-family housing, requirements for double-glazing depend on a building's glass area and the weather of a geographic area. The standards state: "Where more than 25% of the exposed exterior wall is glass, at least one-fourth of all glass surfaces shall be insulating glass or storm sash in areas with degree days between 4500 and 5200." Philadelphia and Louisville fall within this category. Where degree days range between 5201 and 6000, at least 50% of all glass surfaces must be double-glazed. In areas where degree days exceed 6000, such as Chicago and Minneapolis, double glazing is required for all glass surfaces.

Study Says Patios Help Sell Home

Builders know the worth of a patio. Two-thirds of their best-selling model homes have one.

A study by the Bureau of Building Marketing Research reports that patios continue to be one of the most popular features available in new homes. Their use has been increasing steadily over a five-year period.

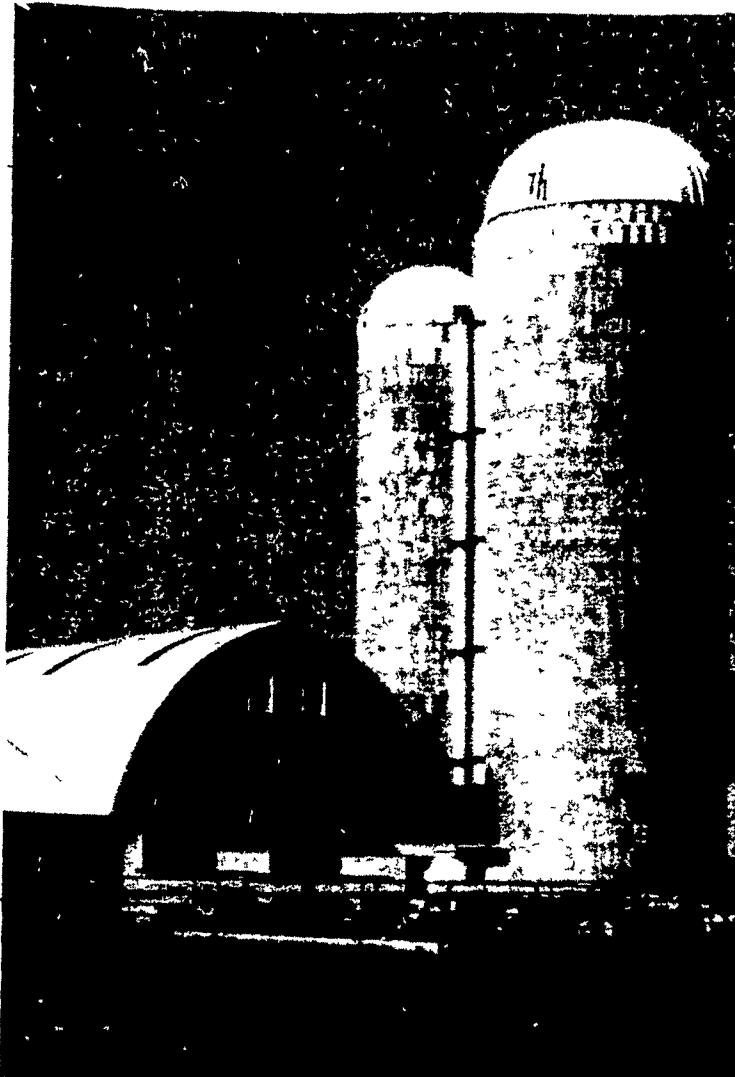
Purpose of the study was to analyze single-family home design, construction and material usage. It queried builders nationwide. Since almost 80% of single-family homes are sold from models, survey findings were seen as an indication of overall market preferences.

The popularity of patios was highest in the West, where 82% of the model homes had them. The South was next with 75%, and the Northcentral area had 60%. In the Northeast, where weather drives residents indoors a good portion of the year, 51% of the most popular houses had patios. Nationally, patio popularity had risen 13% in the five years since a similar survey was made.

The appeal of patios is psychological as well as practical. Most Americans like the outdoors, and patios give them a taste of outdoor living right in their own backyards.

Practical advantages accrue with the availability of modern gliding glass patio doors. For example, vinyl-clad Perma-Shield patio doors, by Andersen Windows, require no exterior painting. Insulating glass (tempered for safety) reduces heat loss through the large glass areas and assures year-round room comfort.

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