July 24, 1951 J. F. LANKTON 2,562,050

BUILDING CONSTRUCTION

Filed Sept. 28, 1944 6 Sheets-Sheet 1

Fig 1

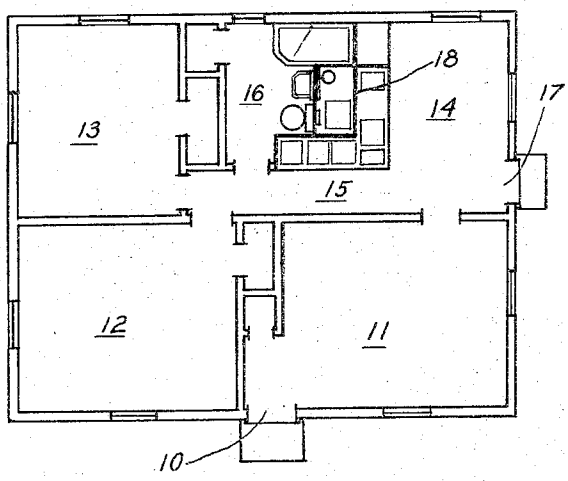
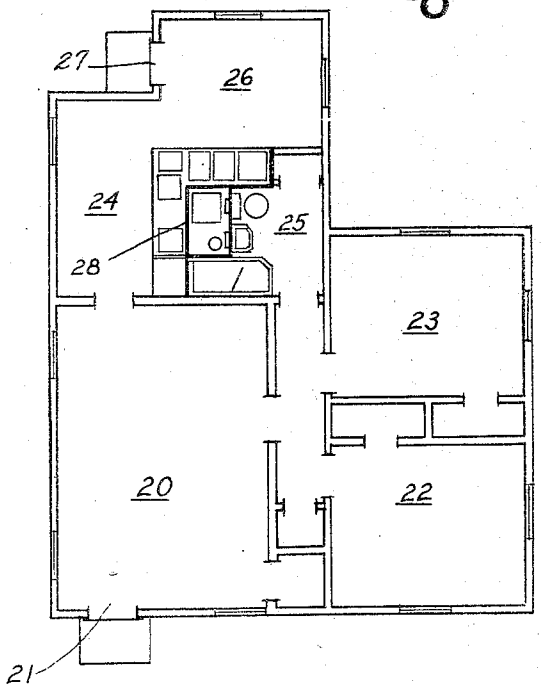



Fig 2




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BUILDING CONSTRUCTION

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Fig 3

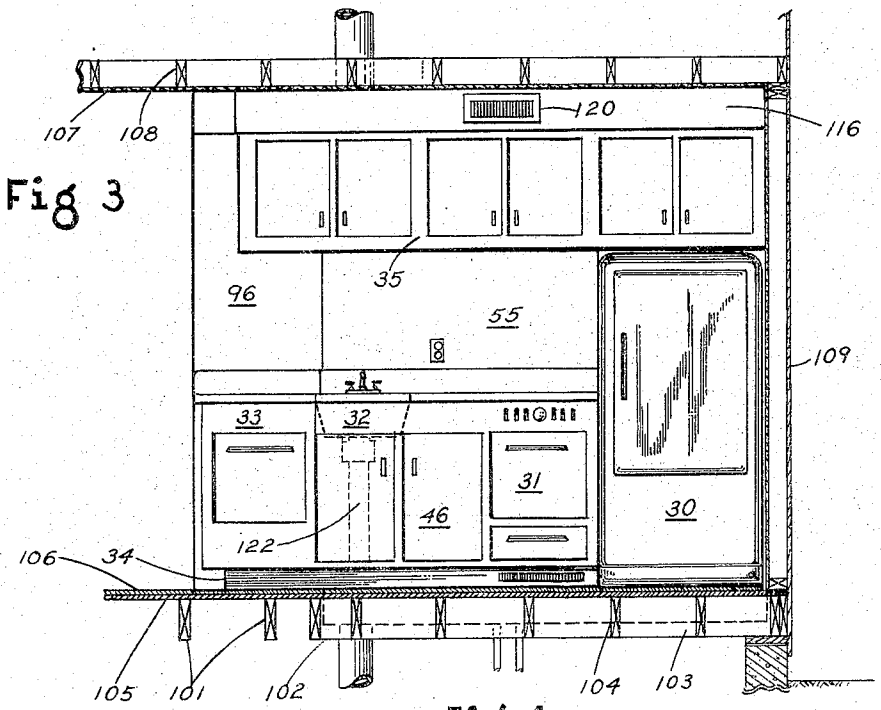
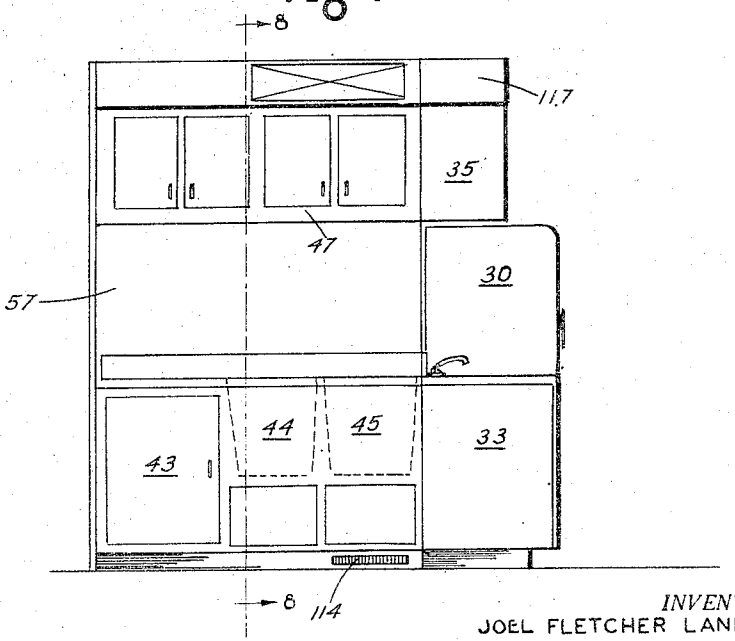



Fig 4




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BUILDING CONSTRUCTION

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Fig 5

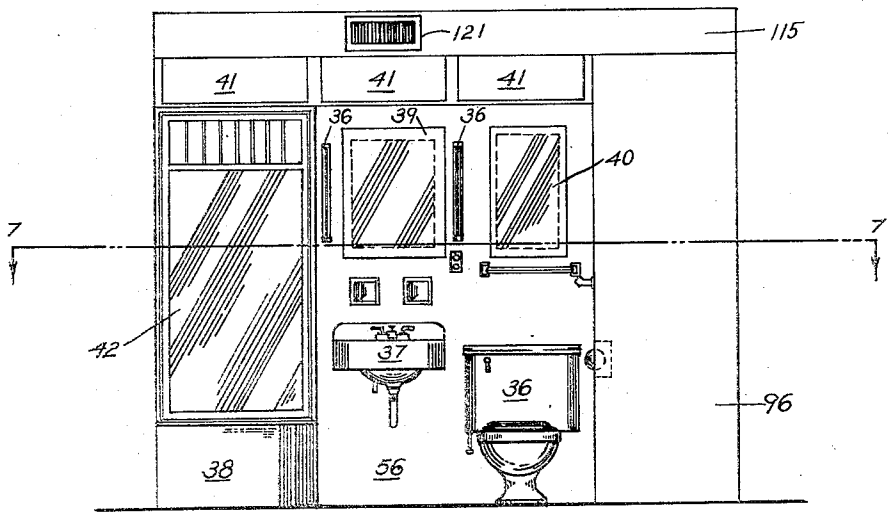
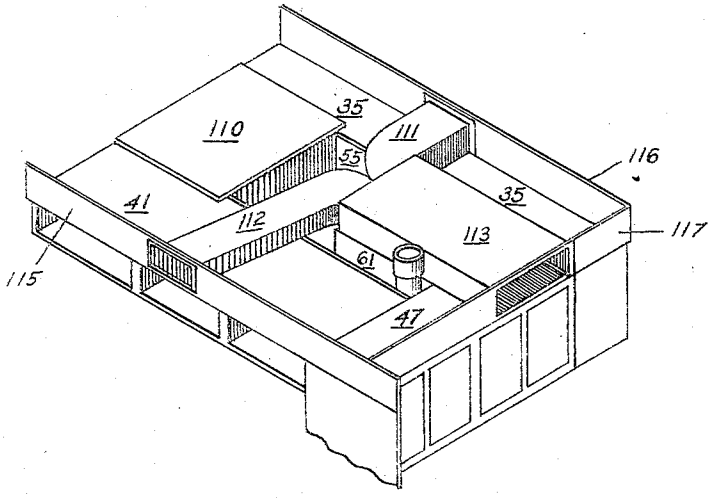



Fig 6




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BUILDING CONSTRUCTION

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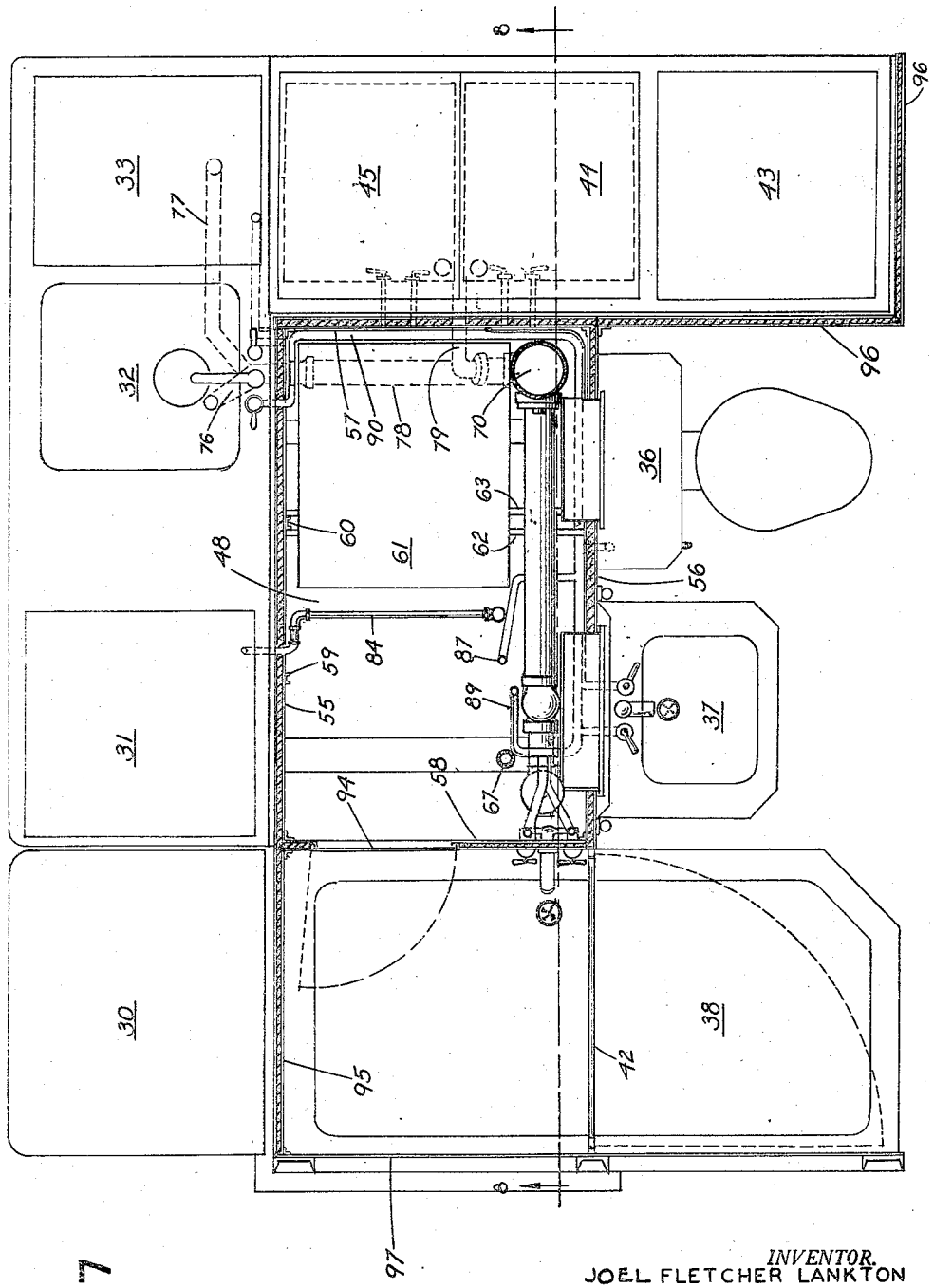



Fig 7

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BUILDING CONSTRUCTION

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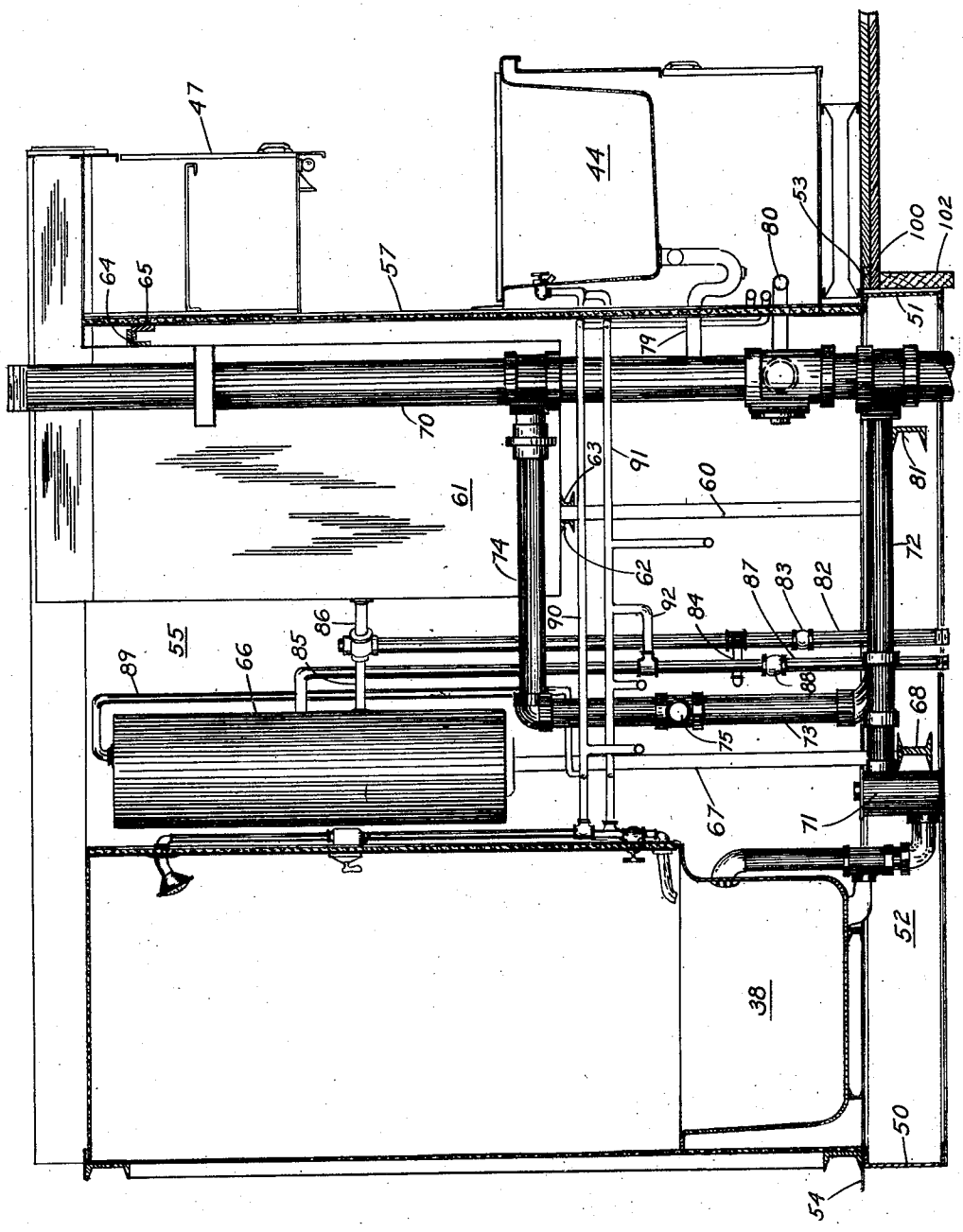



Fig 8

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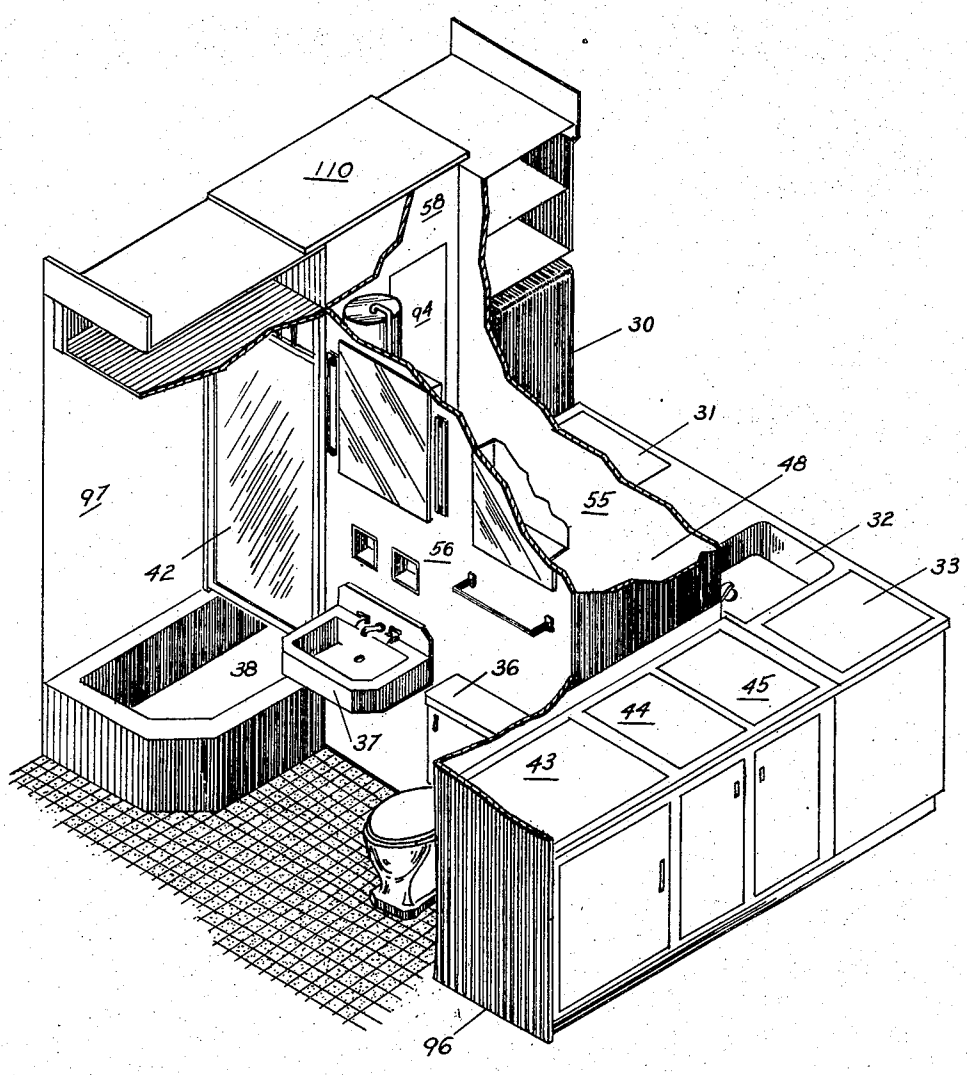
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July 24, 1951 J. F. LANKTON 2,562,050

BUILDING CONSTRUCTION

Filed Sept. 28, 1944 6 Sheets-Sheet 6

Fig 9




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Patented July 24, 1951 2,562,050

# UNITED STATES PATENT OFFICE

2,562,050

## BUILDING CONSTRUCTION

Joel Fletcher Lankton, Peoria, Ill.

Application September 28, 1944, Serial No. 556,222

15 Claims. (Cl. 20—2)

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The present invention relates in general to building construction, and the object of the invention is to provide a utility unit comprising a heating plant and the necessary items of equipment for furnishing the kitchen and bathroom of a dwelling house or apartment. The unit preferably includes also the essential laundry equipment, such as clothes washer and laundry tubs.

The assembly of these various items of equipment into a single unit, which can be to a considerable extent prefabricated, not only speeds up the construction work, but also substantially reduces the cost thereof, and makes it possible to erect small or moderate sized houses in a minimum of time and at less expense than has been possible heretofore.

Prefabricated unitary building structures have been proposed before, and houses have been built or proposed to be built in sections, each section being a prefabricated room. In constructing such a house the foundation is laid, the rooms are hauled to the site and assembled on the foundation and the house is completed by installing a suitable roof, which may also be to a certain extent prefabricated. It is known also to manufacture complete bathrooms which can be sold as a unit and installed on a building foundation before the rest of the building is completed.

Sectionalized prefabricated houses such as described in the foregoing have the disadvantage that the rooms are necessarily rather small, as even reasonably large rooms would be too heavy and cumbrous to handle. A complete bathroom, as to which the small size is not so objectionable, has the added weight of the various equipment items and is as heavy as a much larger ordinary room. For these and other reasons which need not be gone into the use of complete prefabricated rooms in the construction of houses is not very practicable.

In carrying out the present invention the use of prefabricated rooms has been abandoned. The utility unit which is the subject of the invention is not a room, but is a structure around which a number of rooms are built and which forms part of such rooms and acts as a partition between them. The various equipment items are so located in the unit that when the building is completed each piece of equipment will be in the appropriate room.

The invention and various features thereof will be described more fully in the detailed specification which follows, reference being had to the accompanying drawings, in which—

Figs. 1 and 2 show typical floor plans for small houses or bungalows in which a utility unit embodying the invention is included in or forms part of the kitchen, bathroom and laundry;

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Fig. 3 shows the utility unit in elevation, as seen from the kitchen, showing also how the unit is supported on the foundation;

Fig. 4 shows the end of the unit in elevation, as seen from the laundry;

Fig. 5 shows the bathroom side of the unit in elevation;

Fig. 6 is an isometric drawing showing the assembly of the parts near the ceiling, including the hot air ducts of the heating system.

Fig. 7 is a horizontal section through the unit on the line 7—7, Fig. 5;

Fig. 8 is a vertical section through the unit on the line 8—8, Fig. 7; and

Fig. 9 is an isometric drawing of the unit with certain parts cut away to expose other parts and will be of assistance to an understanding of the arrangement of the various items of equipment that are provided.

Referring to Fig. 1, the floor plan shown will be briefly described. The reference character 10 indicates the front entrance, opening into the living room 11. Front and rear bedrooms are indicated at 12 and 13, respectively. The kitchen is indicated at 14 and has a side door 17. The reference character 16 indicates the bathroom, while 15 indicates the laundry, also serving as a hallway between kitchen and bathroom. The utility unit is indicated by refernce character 18 and is associated with the kitchen, bathroom and laundry, which are built around the unit on three sides. The unit forms the partition between the kitchen and bathroom and includes all the equipment items required for these rooms properly located in the unit so that each item is available for use in the appropriate room. The laundry is continuous with the kitchen but is disposed at right angles thereto and has available for use certain equipment items located at the end of the utility unit.

Fig. 2 shows a somewhat different floor plan, illustrating the flexibility in the design of buildings in which the utility unit is incorporated. The living room is indicated at 20 and has the front entrance 21. Bedrooms are indicated at 22 and 23. The utility unit is indicated at 28, and forms the partition between kitchen 24 and the bathroom 25. The reference character 26 indicates a general utility room, which could be used as a dining room if desired. The rear door is indicated at 27. It will be observed that in this layout the utility unit is located against an inside partition rather than against an outer wall

of the building, and is surrounded by four rooms instead of three. The equipment items are accessible in only three rooms, however, as in the layout shown in Fig. 1.

It will be appreciated that various other layouts are possible. In general, such layouts are characterized by a common feature according to which the kitchen and bathroom are oppositely disposed with the utility unit between and functioning as part of both rooms.

Before considering the construction and installation of the utility unit the various equipment items will be more particularly identified, reference being had to Figs. 3, 4 and 5 for this purpose.

Starting with the kitchen side of the unit, the reference numeral 30, Fig. 3, indicates a refrigerator, 31 indicates a stove, assumed to be a gas stove, 32 indicates a sink, while 33 indicates a dish washing machine. The reference character 46 indicates a storage cabinet. A sub-base is indicated at 34 and supports all of the above items except the refrigerator, which rests on the floor. A kitchen cabinet for storage of groceries, kitchen utensils, etc. is indicated at 35.

Proceeding now to the bathroom on the opposite side of the unit, a water closet, lavatory and bathtub are indicated by reference numerals 36, 37 and 38, respectively. A medicine case with mirror door is indicated at 39. 40 is another mirror door which gives access to a box or casing in which an electrical distribution panel is located. Linen shelves or cabinets are indicated at 41. A glass door 42 partitions off part of the space above the bath tub to form a shower compartment.

At the end of the unit are the laundry items, consisting of a clothes washer 43 and laundry tubs 44 and 45. A storage case or cabinet is indicated at 47.

The equipment described, with the exception of the cabinets and cases located near the ceiling, are shown in their proper relative location in Fig. 9, which will assist in a clear understanding of the arrangement. Fig. 9 also shows the central compartment 48 in which the heating plant and plumbing connections for the equipment items are located.

It will be understood that the invention is not limited to the particular selection and arrangement of equipment which is shown and described. The items mentioned, however, are the ones usually required and the drawings are believed to show an excellent arrangement thereof.

The construction of the utility unit may now be considered more in detail.

Referring to Figs. 7 and 8, the central compartment 48 which houses the heating plant and other mechanical equipment, is built upon a substantial base comprising end channels 50 and 51 and two side channels such as 52 which are welded or otherwise rigidly secured together in the form of a rectangle. To the top of the base or frame thus formed are welded or otherwise secured steel plates such as 53 and 54. These plates are wider than the depth of the channels and form a marginal flange extending all around the base.

The two side wall panels 55 and 56 rest on the side plates such as described above and are welded or otherwise secured thereto. The end panel 57 rests on the plate 53 to which it is secured in a similar manner. The other end panel 58 does not extend down to the base but only as far as the top of the bath tub, thus providing an opening for the drain and overflow pipes. The side and end panels are suitably joined together along their contacting edges and form the compartment 48, hereinbefore referred to. The height of this compartment is about eight inches or so short of the ceiling height.

The construction of the panels is not important. They may be made of spaced metal sheets, for example, as indicated in the drawing, and may be given increased strength and rigidity by vertical channels such as 59 and 60.

The compartment 48 contains the heating plant which is enclosed in the casing 61. The plant itself forms no part of the invention and consequently the details are not shown. It is assumed, however, that gas is used as fuel, although an oil burning plant could be used. The casing 61 may be supported on channels 62 and 63 extending across the compartment and secured at the ends to the vertical channel 60 on side panel 55 and to a corresponding channel on the side panel 56. The casing 61 may be anchored to the end panel 57 near the top by means of angle members 64 and 65.

Also contained in the compartment 48 is the water heater 66, which is supported on the pedestal 67, which in turn rests on the I beam 68. This beam is part of the base and extends between the two side channels such as 52, to which it is suitably secured.

In addition to the foregoing the compartment 48 contains the plumbing which is required to connect up the heating plant, water heater, and the other equipment items heretofore described. The arrangement of the various pipes will be explained briefly. The reference character 70 indicates the soil pipe, which extends vertically upward from bottom to top of the compartment. At the top the pipe is threaded for attachment of an extension for projection through the roof. At the bottom the soil pipe preferably terminates in a coupling, providing for attachment of an extension to the sewer.

The various equipments from which waste water has to be disposed of all drain into the soil pipe 70. The bath tub 38 is drained by way of the trap 71 and pipe 72. The reference character 75 indicates a horizontal pipe which extends from vertical pipe 73 through the side panel 56 to connect with the drain from the lavatory 37. No drain for the water closet is provided, as this drain has to go through the floor. It is installed on the job and connects to the soil pipe extension which goes to the sewer. The sink 32 and dish washer 33 are drained by pipes 76 and 77, respectively, which empty into the pipe 78. These pipes are indicated in dotted lines in Fig. 7, as is also the pipe 79 for draining the laundry tubs 44 and 45. The latter pipe is shown also in Fig. 8. Pipe 80 is for draining the clothes washer 43. Pipe 74 is a vent pipe.

The soil pipe 70 and the large connecting pipes such as 72, 73, 74 and 78 are supported in the compartment in a suitable manner. The weight of the pipes is taken mainly on the I beam 68 and on a channel 81 which extends across the base parallel thereto. At the top the soil pipe may be secured to the casing 61 for the heating plant as indicated. Further support is afforded by the various drains where they pass through the side and end panels of the compartment. It will be understood also that temporary blocking and lashing may be employed to preclude any chance of the pipes becoming

loose or disarranged prior to installation of the unit.

The main gas pipe is indicated at 82 and is threaded for connection to the gas supply line. A shut off valve is indicated at 83. The gas pipe 82 has a branch 84 extending to the stove 31 and two branches 85 and 86 which extend to the water heater 66, and to the heating plant, respectively.

The main water pipe is indicated at 87 and extends vertically upward to the water heater 66. A shut off valve is indicated at 88. The reference characters 90 and 91 indicate hot and cold water pipes, respectively, which extend along the side panel 56 and the end panel 57 to supply hot and cold water to the bath tub, shower, lavatory and other equipment items which require water. The hot water pipe 90 is connected to the water heater by a pipe 89, while the cold water pipe 91 is connected to the main water pipe 87 by a pipe 92. The connections to the various pieces of equipment are indicated in the drawings and need not be explained in detail.

The central compartment 48 together with the base or frame on which it rests and the equipment inside may be referred to as a mechanical section. It is prefabricated, with heating plant and water heater installed as described, and plumbing connections brought through the panels or walls of the compartment to the outside. In the manufacture of the mechanical section, the end panel 58 is preferably assembled last, so as to afford ready access to the interior of the compartment for the installation of the heating plant, water heater and plumbing. After the panel 58 is assembled to complete the compartment access to the interior thereof is had through the door 94.

The wall panel 95, which cooperates with panel 55 to form one wall of the kitchen, rests on the frame and may be assembled as part of the mechanical section. The wall panel 96, which forms part of the bathroom wall, is not assembled to the mechanical section until after the latter has been installed. This is true also of the end panel 97. The end panel goes against a wall or partition of the building and need not be finished on the outside. The door 42 may be assembled on the end panel by suitable hinges and is fastened back against the panel by a suitable catch. The wall panel 96 is L shaped, and on this account may be made in two sections, if desired, so that it can be shipped flat.

The panel 56, which forms part of the bathroom wall, is equipped complete with medicine cabinet 39, distribution box 40, towel racks, etc. at the time the mechanical unit is manufactured. The lavatory 37 and water closet 36 are not assembled, however, until the unit is installed. These two pieces of equipment may be standard stock items. The bath tub, which is also assembled after the mechanical unit is installed, is preferably of special construction to fit the unit, although a stock tub could be used.

The electrical wiring is not shown, but it will be understood that the mechanical unit is preferably wired to the distribution panel so as to provide connections to all lights and switches and outlets for the equipment which requires electrical current, such as a refrigerator and clothes washer.

The refrigerator 30 may be a stock item. The stove 31, sink 32 and dish washer 33, together with the cabinet 46, are preferably constructed as a unit, forming a kitchen equipment section, which is installed along with the refrigerator after the mechanical unit has been installed. The laundry equipment is also preferably constructed as a unit, forming a laundry section which is separate from the mechanical unit until they are assembled during installation. The various overhead shelves and cabinets are built in sections 35, 41 and 47, ready for attachment to the mechanical section.

The installation of the utility unit will now be briefly explained, it being assumed for this purpose that a building is to be constructed having a floor plan such as shown in Fig. 1, with the utility unit forming part of the kitchen, bathroom and laundry.

The foundation of the building is first constructed in the usual manner, the floor joists are placed and the rough floor is laid. The floor construction is such that an opening is left in the proper location to receive the mechanical unit, headers being used on each side of the opening to support the ends of the joists. Strips such as 100, Fig. 8, are then laid around the margin of the opening, these strips being of the same width as the projecting portions of the plates such as 53 and 54.

The mechanical section of the utility unit is now placed in position with the base or frame in the opening thus provided and with the projecting portions of the plates such as 53 and 54 resting on the strips such as 100 which extend around the margin of the opening. These strips are of the proper thickness so that when the finished floor is laid it will be flush with the top of the supporting plates as shown in Fig. 8.

The construction of the building may now be proceeded with in the usual manner. While the work on the rest of the building is going on, the panels 95, 96 and 97 may be erected and assembled to the mechanical section. Also at this time the necessary water, gas and sewer connections to the mechanical section may be made in the basement and the electrical service wires may be brought in and connected to the distribution panel.

The ceiling joists may extend continuously over the mechanical section, but the finished ceiling, lath and plaster if this is the construction used, is stopped short of the walls of the mechanical section. The ceiling should be finished far enough so that it will extend a short distance above the shelf and cabinet sections of the utility unit when they are installed.

Fig. 3 shows the floor, ceiling and wall construction, being a section through the building on a plane which is in front of the utility unit. In this figure, the reference character 101 indicates floor joists extending past the opening in which the frame of the mechanical section is located. The reference character 102 indicates an extra joist which supports one end of the header 103, the other end of which rests on the foundation wall. Joists such as 104 are supported at one end by the header 103. On the other side of the opening the construction is the same, another header such as 103 being provided. The rough floor is indicated at 105 and the finished floor at 106. One of the ceiling joists is indicated at 108 and the finished ceiling at 107. The outside wall is indicated at 109.

After the kitchen, bathroom and laundry floors have been laid the various pieces of equipment for these rooms may be installed and assembled to the mechanical section. The refrigerator 30 rests on the floor against the wall panel 55, which has an opening therein for the cord

and an outlet on the inside wall for the plug terminal. The refrigerator is spaced away from the wall enough to allow a circulation of air. The kitchen section comprising the stove and other items is installed against the wall panel **55** alongside the refrigerator and is supported on a sub-base **34**. The plumbing connections for the kitchen unit appear at the proper location on the outside of wall **55** so that the connections can be completed in a minimum of time.

The laundry section is installed at the end of the mechanical section and rests on a sub-base like the kitchen section. Plumbing connections for the laundry section have also been provided.

In the bathroom the lavatory **37** is installed on the wall panel **56** in the usual manner and is connected to the hot and cold water pipes and drain pipe which preferably extend through the wall panel for this purpose. A pipe for the tank of the water closet is also provided. The drain, however, goes through the floor and is connected to the soil pipe in the basement, as previously mentioned. The bath tub is slid into position from the bathroom and is supported partly on the base of the mechanical section, as shown in Fig. 8, and partly by a depending skirt which reaches to the floor as shown in Fig. 5. The bath tub is connected up from inside the compartment **48** of the mechanical section, access to which is had by way of the door **94**. To reach the door the workman has to step into the bath tub, but this is no particular objection. The bottom of the opening for door **94** should be several inches higher than the rim of the bath tub, and the door should be sealed by gaskets so as to avoid any danger of moisture entering the compartment **48**.

The rear portion of the bath tub may be used as a shower and can be closed off by the glass door **42** to prevent water splashing on the floor outside the tub. Catches are provided so that the door **42** can be secured in open or closed position. The fittings for hot and cold water and the shower head are mounted on the end wall panel **58** of the compartment **48**, and preferably are installed during manufacture of the mechanical section. A shower arrangement constitutes part of the subject matter of my copending application Serial No. 742,511 filed April 19, 1947.

The cabinet sections **35** and **47** and the shelf section **41** are assembled to the mechanical section at any time after the ceiling is completed and are secured to the wall panels in any suitable manner. Section **35** is secured to panels **55** and **95**, section **47** is secured to wall panel **57**, and the shelf section **41** is secured to the wall panel **56** and to the end panel **97**. Small bolts may be used, for example. The tops of these sections are flush with the top of the panels. The lower side of the shelf section **41** may be regarded as part of the ceiling of the bathroom. This ceiling is completed above the shower compartment by means of a ceiling panel **110**, shown in Fig. 6.

After the cabinet and shelf sections have been assembled, the hot air ducts **111**, **112** and **113** may be installed, as shown in Fig. 6. These air ducts connect with a hot air chamber in casing **61** of the heating plant and ducts **111** and **112** extend to the kitchen and bathroom, respectively, opening into these rooms near the ceiling. Air duct **113** is adapted to be connected to a main ceiling duct (not shown) which supplies hot air to the other rooms of the building. Cold air is admitted at the bottom of the casing **61** and returns to the compartment **48** from the rooms by way of louvres such as **114**, Fig. 4, with which the sub-bases for supporting the kitchen and laundry sections are provided. Cold air may also be admitted from the basement.

The utility unit is completed by adding the trim panels **115**, **116** and **117**, which are secured to the cabinet and shelf sections and close the space between these sections and the finished ceiling. The trim panels are provided with openings for the air ducts as shown.

While the invention is intended mainly for use in the construction of new houses, it may also be used in the renovation or modernization of old houses, since the mechanical section and other sections appurtenant thereto are of reasonable dimensions, being narrow enough to go through an ordinary door. In this field, as in the new building field, the utility unit is adapted to replace the separate heating, kitchen, bathroom and laundry installations which have been provided heretofore and furnish the same facilities in a more convenient form and at a greatly reduced cost. The invention makes it possible, therefore, for the small home owner to have not only the strictly essential equipment, but to enjoy also certain equipment usually considered to fall in the luxury class and which he otherwise might not be able to afford.

A specific embodyment of the invention has been shown and described but it will be understood that this has been done for the sake of clarity and to facilitate the description. Modifications may be made, and I do not therefore wish to be restricted to the exact disclosure herein, but desire to include and have protected by Letters Patent all forms and modifications of the invention which come within the scope of the appended claims.

I claim:

1. The method of building construction, which consists in laying the foundation and at least part of the floor, providing an opening in the laid floor which is spaced away in all directions from the foundation walls, installing a prefabricated mechanical section on said floor above said opening, said section having four walls extending upward from the floor and containing plumbing for the building, making connections to said plumbing through said floor opening, constructing rooms around said mechanical section utilizing all four walls thereof as parts of the walls of said rooms, installing service equipment in said rooms, and connecting said equipment to the plumbing in said section.

2. For use in building construction, a prefabricated mechanical section comprising a rectangular base adapted to be supported on the floor of a building, a compartment supported on said base and comprising side walls and end walls, a heating plant and a water heater in said compartment, plumbing in said compartment for said heating plant and water heater, said plumbing including connections extending through said side walls for the attachment of kitchen and bathroom equipment, means for supporting said heating plant, water heater, and plumbing close to three of the compartment walls so as to leave a space in the interior of the compartment from which said parts are accessible for servicing, an opening in the other of the compartment walls for entrance of a service man bodily into said space, and a removable closure for said opening.

3. For use in building construction, a prefabricated mechanical section comprising a base adapted to rest on the floor of a building, a com-

partment supported on said base having side walls and end walls adapted to form parts of the walls of rooms in said building, a door in one end wall for affording entrance of a service man into said compartment, a heating plant supported adjacent the opposite end wall in said compartment, plumbing in said compartment including a connection to said heating plant and connections extending through said side walls and said opposite end wall for attachment to equipment located in said rooms, and means for supporting said plumbing along the inside of the compartment walls so as to leave a substantially clear space between said door and said heating plant.

4. In a building, a prefabricated mechanical section supported on the floor, a plurality of rooms built around said section, walls included in said section forming a compartment and also forming parts of the walls of said rooms, a hot air heating plant and plumbing for said rooms supported in said compartment, said heating plant including a vertical hot air duct extending to the top of the compartment, overhead cabinets secured to the compartment walls in said rooms, branch air ducts extending from said vertical duct over the compartment walls and said cabinets to said rooms beneath the ceilings thereof, and means for closing the space not occupied by said branch air ducts between the said cabinets and the ceilings of said rooms.

5. The method of constructing a building, which consists in constructing a mechanical section including a base and an upright rectangular frame, installing a heating plant and plumbing for sewer and hot and cold water in said section, rigidly attaching said heating plant and plumbing to said frame, laying the foundation and floor of said building, erecting said mechanical section on said floor, erecting walls for kitchen, laundry and bathroom around said section, erecting partitions cooperating with said section to separate said bathroom from said kitchen and laundry, assembling kitchen, laundry and bathroom equipment against said section, connecting said equipment to the said plumbing, making service connections to said plumbing through said floor and installing air ducts leading from said heating plant to said kitchen and bathroom.

6. In a building, a prefabricated mechanical section installed on the floor of the building, said section comprising a base with side and end walls extending upwardly therefrom and forming a compartment, a kitchen built on one side of said section and having a wall which includes one side wall of said compartment, a bathroom opposite said kitchen and having a wall which includes the other side wall of said compartment; a passageway having a wall including an end wall of said compartment, said passageway opening into said kitchen and having a door leading into said bathroom, a hot air heating plant in said compartment having air ducts leading to said rooms and to other rooms of said building, kitchen and bathroom equipment in the kitchen and bathroom, respectively, assembled on the side walls of said compartment, laundry equipment in said passageway assembled on the associated end wall of said compartment, plumbing in said compartment to which such equipment is connected through the walls of said compartment, and service connections to said plumbing extending from beneath the floor of the building into said compartment.

7. In a building, a prefabricated mechanical section installed on the floor of the building, said section comprising a base and an upright framework supporting side and end walls which form a compartment, said compartment having one end wall extending parallel to a wall of said building and spaced away therefrom, a kitchen built on one side of said section and having a wall including one side wall of said compartment and an extension thereof which extends from said compartment to the said building wall, a bathroom opposite said kitchen and having a wall which includes the other side wall of said compartment, an end wall thereof, and said extension, kitchen and bathroom equipment in the kitchen and bathroom, respectively, assembled on the walls of said compartment, said bathroom equipment including a bathtub located partly in the space between said compartment and the said building wall, plumbing in said compartment to which said equipment is connected through the walls of said compartment, and service connections to said plumbing extending from beneath the floor of the building into said compartment.

8. In a building, a prefabricated mechanical section installed on the floor of the building, said section comprising a base and an upright frame work supporting side and end walls which form a compartment, said compartment having one end wall extending parallel to a wall of the building and spaced away therefrom, a kitchen built on one side of said section and having a wall which includes one side wall of said compartment, a laundry connected with said kitchen and having a wall which includes one end wall of said compartment, a bathroom opposite said kitchen having a wall which includes the other side wall and the other end wall of said compartment, means separating said bathroom from said kitchen and laundry including a partition extending from a corner of said compartment to said building wall and another partition extending from the diagonally opposite corner of said compartment, kitchen equipment assembled in a row extending from said building wall along the associated side of said compartment to a point beyond the end thereof, laundry equipment assembled in a row which extends at right angles to the row of kitchen equipment and along and beyond the associated end wall of said compartment, bathroom equipment in said bathroom assembled on the associated side wall of said compartment, there being also a bathtub located in part in the space between said compartment and the said building wall, plumbing in said compartment to which said kitchen, laundry and bathroom equipment is connected above the level of the building floor, and service connections extending to said plumbing from beneath the floor.

9. In a building, a kitchen, an oppositely disposed bathroom, a laundry room adjoining said kitchen and bathroom, a prefabricated mechanical section having side walls included in the walls of said kitchen and bathroom, respectively, and an end wall included in the wall of said laundry room, mechanical equipment comprising a water heater, hot and cold water pipes and waste pipes forming part of said prefabricated mechanical section and enclosed within the walls thereof, kitchen, bathroom and laundry accessories in said kitchen, bathroom, and laundry rooms respectively, said accessories resting on the floors of their respective rooms independent of said mechanical section and being arranged along the

said side and end walls thereof, and service connections extending from said accessories to said hot and cold water pipes and waste pipes in said mechanical section above the floor level.

10. In a building, a floor having a rectangular opening therein, a prefabricated mechanical section including a base supported in said opening, beneath the surface of the said floor, side and end walls for said section supported on a portion of said base, said base having a continuation extending substantially beyond one end of said section, a bath room having a wall including one of said side walls, said bath room having a floor which is part of the said building floor, a bath tub supported partly on the continuation of said base and partly on the bath room floor independent of said base, plumbing in said mechanical section, and connections from said bath tub to said plumbing.

11. A building as claimed in claim 10, wherein the plumbing includes a vertical soil pipe and a drain pipe for the bath tub connected to said soil pipe, said drain pipe being located within said base and beneath the surface of the said floor.

12. A building as claimed in claim 11, wherein the connections from the bath tub to the drain pipe include a trap located beneath the surface of the floor.

13. In a building, a prefabricated mechanical section including side and end walls, a bathroom having walls including one side wall of said section, a shower compartment having walls including an end wall of said section, a base under said section and supporting the same, said base having a continuation extending into said shower compartment beyond said last mentioned end wall, a bath tub located partly in said shower compartment and partly in said bath room, said bath tub having one end resting on the said continuation of said base, plumbing for said shower compartment and bath tub in said mechanical section, and plumbing fixtures connected thereto through said end wall.

14. A building as claimed in claim 13, wherein the continuation of the base extends beyond the bath tub and underneath the shower compartment wall which is opposite the mechanical section, said wall and at least one other wall of said shower compartment being directly supported on said continuation.

15. In a building, a prefabricated mechanical section, a plurality of rooms built around said section walls for said section forming a compartment and also forming parts of the walls of said rooms, said compartment walls being of lesser height than the ceilings of said rooms, a cabinet structure in each of said rooms supported against the associated compartment wall, the tops of said structures being substantially even with the top of said compartment, a hot air heating plant in said compartment, a plurality of hot air ducts connected to said plant and extending horizontally over the top of the said cabinet structures to the said rooms, respectively, beneath the ceilings thereof, and finishing panels for closing the space between the said cabinet structures and the ceilings of said rooms, said panels having openings in which said air ducts terminate.

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