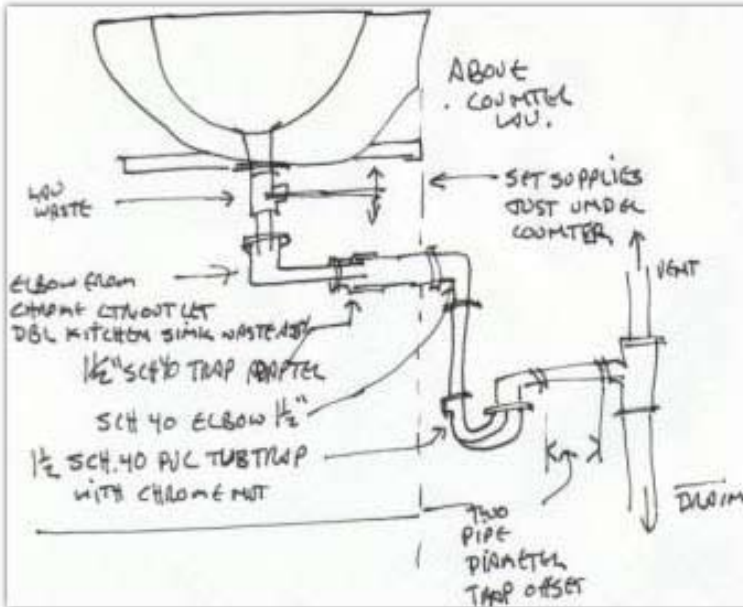


Offset Plumbing



Many of the homes we build are "accessible" homes designed for retiring couples who want to think ahead to enhance visitability for physically handicapped friends. We have found that above counter sinks and the Porcher Semi-Encastre sink that protrudes from the front of the countertop give the best potential to have a kneehole under the sink.

For wheelchair access it is important to minimize and thermally insulate the piping in this kneehole. We use the chrome parts from a slip joint center outlet or side outlet kitchen sink waste assembly to divert the drain to a PVC trap hidden in the wall behind the sink and by set the supply stops just below the counter top to clear out a space under the sink for future wheel chair access as well as for kitchen cabinet storage.

The concealed trap is a schedule 40 1" PVC tub trap with a chrome nut. We generally set this trap a little closer to the floor than usual and use a riser tube to set the optimum height for the trap adapter which connects to the chrome offset tube on the room side of

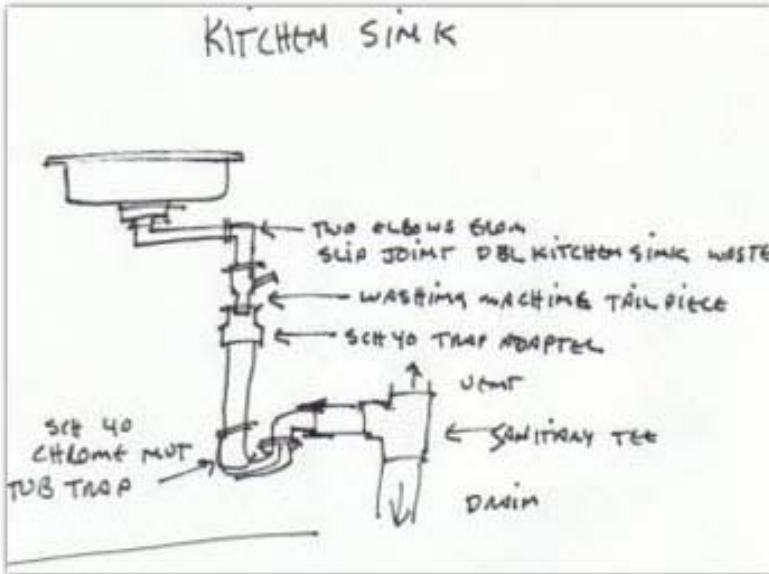
The building code limits the vertical offset from the inlet to the trap weir to 24" and the horizontal offset from the inlet to the trap to 30" although the convention is "as close as possible." Our inspectors recognize the advantage of making homes handicap visitable and accept "out of the way of the wheelchair". Offset traps are accepted with double basin kitchen sinks so this is not much of a challenge to our, admittedly progressive, local officials. The offset from the trap to the vent must be no less than two pipe diameters and no more than one pipe diameter of pitch. We generally offset the trap from the vent by about 12" to allow for the potential of a medicine cabinet above.



Green Building

construction details

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This has great advantage in a kitchen (unless your plan includes a garbage disposal) I have even set a kitchen sink in a 36" drawer base only converting the top drawer to a false panel.

