



BATHROOMS

Like bedrooms, the number of bathrooms in a house is a standard old world real estate metric. In a fast house, the more bathrooms there are the better. Unfortunately, most of them are not well designed and contribute to a large environmental footprint. Most family bathrooms use a standard layout that is usually efficient and acceptable. Non typical plans, when well done, can elevate the functionality of the family bathroom by including stand up showers, extended vanities, or separate toilet rooms. However, special attention should be paid to these non standard layouts as they can very quickly become as inefficient and wasteful as so many other parts of a fast house.

The master bathroom in most fast houses is often so poorly designed that it is less functional and enjoyable to use than more conventional bathrooms half their size. They are often just too big and have a lot of wasted space. It is also important to remember that not all houses require master bathrooms. In fact in a smaller house they can, proportionally, take up too much valuable space. In a small home, it is usually much better to have one larger really functional bathroom and concentrate the budget and space to other areas of the house.

In many fast houses the guest bathroom has become a supersized, but badly designed, marketing play. Consider if the house even requires one. If so ensure that it is compact and located in an area that has a good balance of privacy and accessibility.

Bathrooms

Slow Home: Rules of Thumb



LIVABILITY

- The family bathroom located in close proximity to bedrooms.
- Ensure sufficient vanity space and storage areas.
- Avoid non standard layouts that result in excessive floor areas.
- The guest bathroom, if required, is in a private but accessible location.

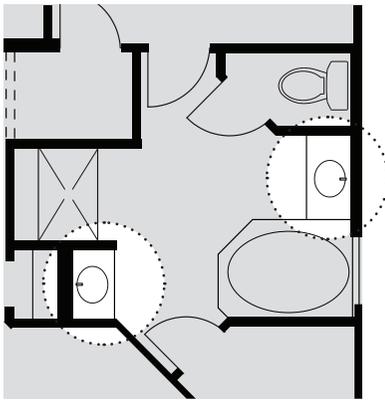
ENVIRONMENTAL FOOTPRINT

- Avoid redundant or unwarranted bathrooms.
- Avoid supersized fixtures.
- Avoid supersized bathrooms.
- Avoid colliding geometries that create wasted space.

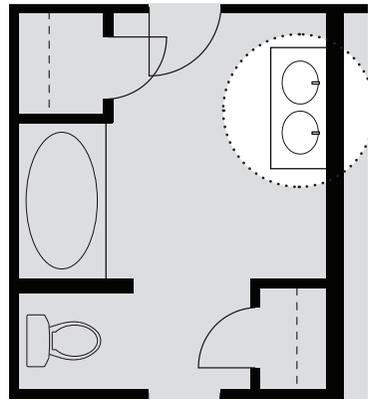
Bathrooms:

WHERE HAVE ALL THE COUNTERS GONE?

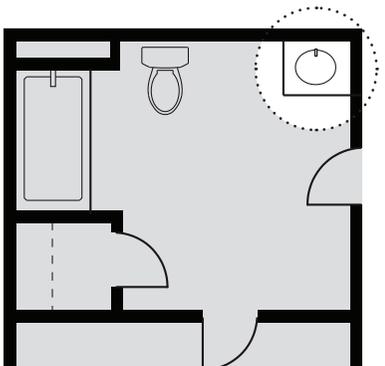
In spite of the excessive attention being given to ensuite bathrooms by the fast housing industry, most fail to provide an appropriate amount of vanity counter space and storage. The reason is simple. Built in cabinetry, countertops, and mirrors are expensive, costing much more than the supersized floor area in the middle of the room. Even more frustrating is the tendency to overload an already too small vanity counter with multiple sinks. Good storage and lots of counter space are essential components of a good bathroom.



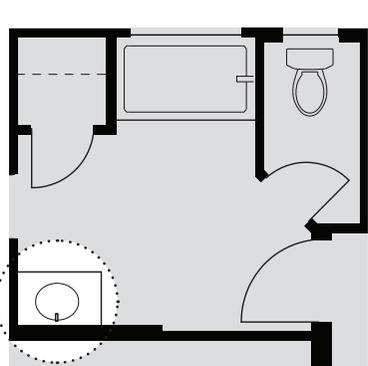
(3616 sq ft single family house, Kansas)



(3616 sq ft single family house, Arizona)



(2561 sq ft single family house, Washington)



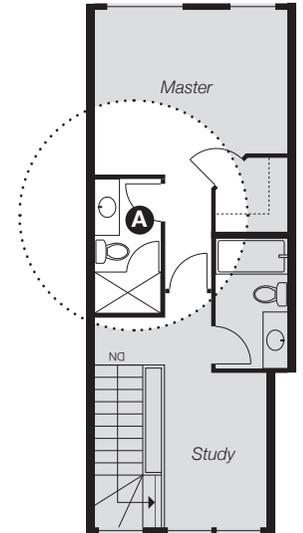
(2208 sq ft single family house, California)

FAST HOUSE COMMON PITFALLS

1 Unwarranted master bathroom

This small house has an unnecessary, or redundant, master bathroom. **A** With only one bedroom and an open loft study on the second floor, there is no need for both a family bathroom and a master en-suite. Retaining the family bathroom maintains the flexibility of using the study as a guest bedroom. Eliminating the master bathroom allows all of the remaining spaces to become slightly larger and more functional.

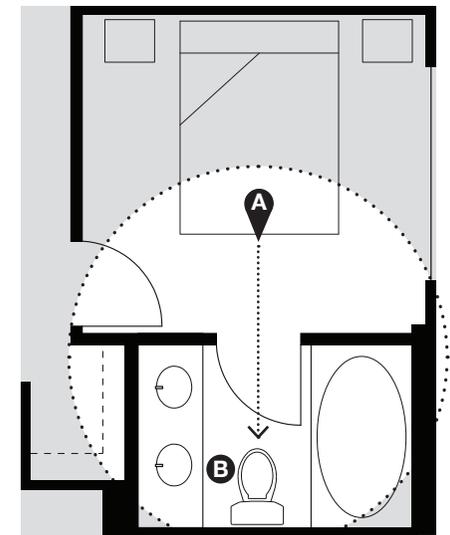
(1142 sq ft townhouse, Ontario)



2 Awkward toilet placement

In this ensuite the toilet is located directly in line with the door. The result is a less than ideal view from the bedroom **A** as well as a potential conflict between the toilet and the second vanity sink. **B**

(1169 sq ft condominium, Florida)



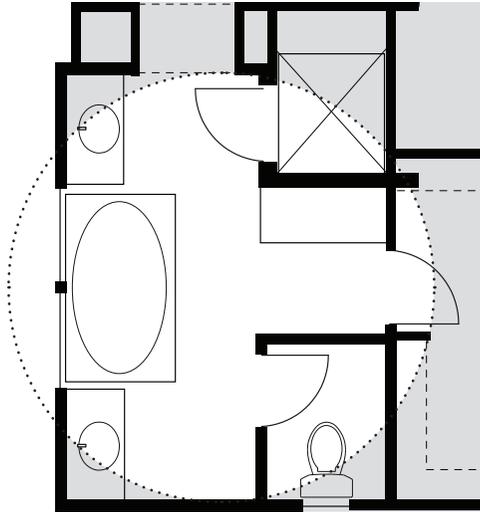
Bathrooms:

FAST HOUSE COMMON PITFALLS

3 Supersized fixtures

The supersized bathtub is overscaled for the size of the room. It also fragments the vanity into two separate counters that are too small to be very effective.

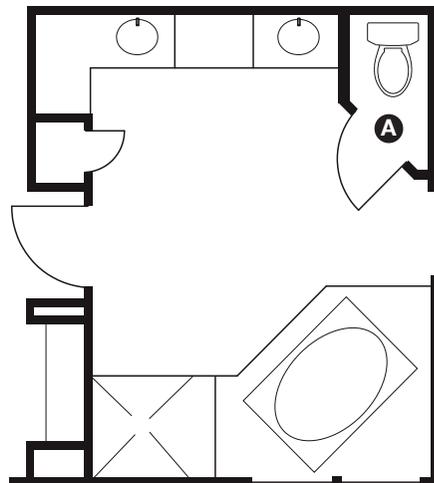
(2732 sq ft townhouse, Kentucky)



4 Too much floor space

This ensuite bathroom is poorly proportioned. There is a substantial amount of wasted space in the center of the room. Even more frustrating, in light of this excess, is that the toilet enclosure is too small. The angled wall will likely make it very difficult, if not impossible to sit down without knocking your knee against the door. **A**

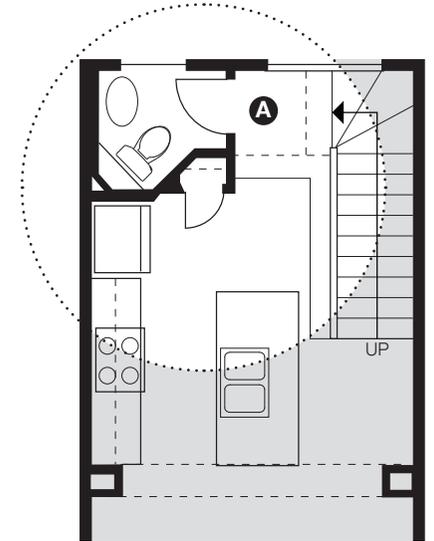
(4317 sq ft single family house, Texas)



5 Guest bathroom is too small

The guest bathroom in this house is about the size of an airplane toilet room. The door cannot be closed without leaning against one of the fixtures. The situation is aggravated by the reduced ceiling height that results from its location under the stair. **A**

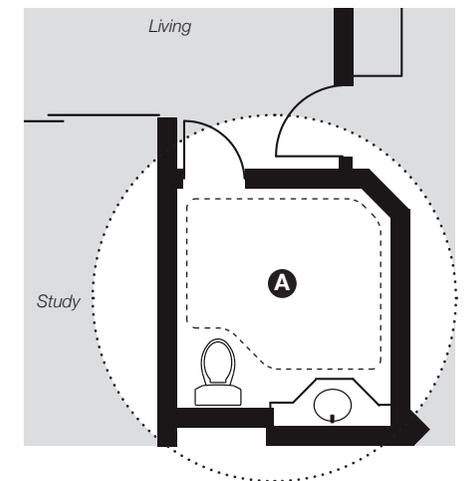
(1008 sq ft condominium, Manitoba)



6 Guest bathroom is too large

This guest bathroom has so much floor space **A** it appears to require additional pieces of furniture in order to feel complete. At the same time, the vanity countertop is too small to be very functional and has no storage.

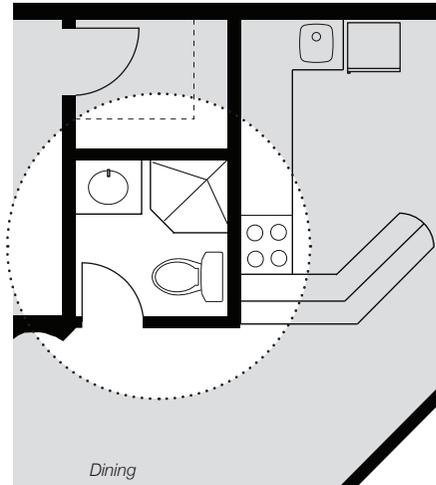
(1980 sq ft townhouse, North Carolina)



Bathrooms:**FAST HOUSE COMMON PITFALLS****7 Family bath is too small**

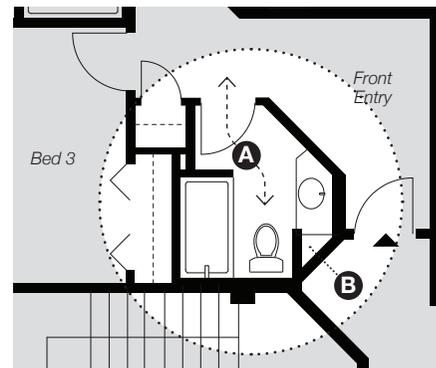
The family bathroom in this house is really only the size of a guest bath. The vanity is too short to provide any real working space or storage and the corner shower is almost too small to fit a person.

(1130 sq ft condominium, California)

**8 Awkward shape**

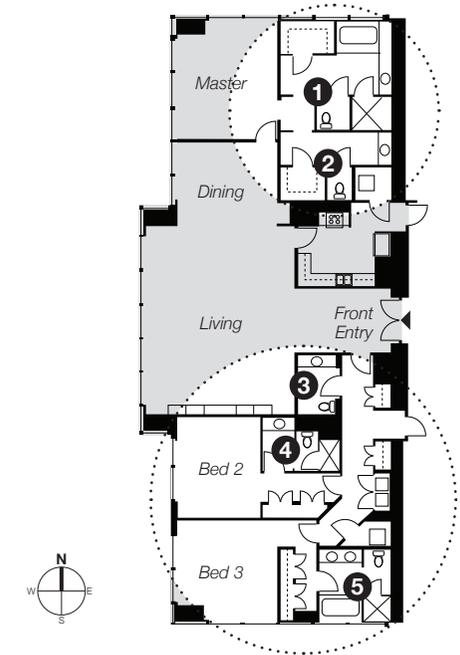
In this bathroom the two angled walls resulting from the colliding geometry in the rest of the house create several problems. The door opens onto the end of the bathtub, resulting in an unnecessary wall and a circulation problem. **A** The usability of the vanity is greatly reduced and the triangular storage cabinet is awkwardly shaped and difficult to use. **B**

(1305 sq ft single family house, New Jersey)

**9 Too many redundant bathrooms**

This three bedroom condominium unit has five bathrooms. This is not only an excessive number, but most of the rooms are also supersized with multiple sinks and excessive amounts of floor space. The result is a house with a large environmental footprint from building and operating all these redundant bathrooms.

(2465 sq ft condominium, Illinois)

**10 Unwarranted guest bathroom**

This townhouse is too small to accommodate a guest bathroom **A** on the main floor. It takes up too much valuable space that would be much better devoted to the back entry. The guest bath's proximity to the kitchen also severely limits its functionality. Having guests use the family bathroom upstairs would make the house work much more effectively on a daily basis.

(1040 sq ft townhouse, Alberta)

