BUILDING RESTRICTIONS IN A NUTSHELL.

On March 26, 1946, the Civilian Production Administration issued Veterans Housing Program Order No. 1, an order to restrict various kinds of construction and the use of building material in order to make certain that materials might be available for the veterans housing program. We are setting out the essential parts of this order by way of an answer to the many questions which will naturally arise.

WORK FOR WHICH NO PERMIT IS REQUIRED.

Construction, repair, and alteration of various types of buildings can be undertaken WITHOUT A PERMIT where the cost does not exceed (1) $400 in the case of a house occupied by one to five families; (2) $1000 in the case of hotels, and apartment houses; (3) $1000 in the case of a store or commercial building; (4) $1000 in the case of outbuildings on a farm; (5) $1000 in the case of a church, school, hospital or public building; and (6) $15,000 in the case of certain factory or other industrial structures. No permit is needed to make minimum repairs caused by fire, flood or windstorm. In the case of farm buildings or farmhouses so damaged repairs can be made up to $6000 if the work is started in sixty days after the disaster. No permit is needed for painting or papering.

WORK FOR WHICH A PERMIT IS REQUIRED.

Anybody and everybody who wants to build a new house or store or other structure where the cost exceeds the amounts set forth in the foregoing paragraph must get a permit to build. This means total cost, including labor, materials and contractors' fees. In other words, anybody who wants to build a house or store or other structure (assuming the cost is more than the amounts set out above) will have to obtain a permit. Application for a permit must be made on a special form known as CPA Form 4386 in the case of construction other than farm construction and such application must be filed with the nearest office of the Federal Housing Administration. In the case of farm construction, CPA Form 4423 is required and must be filed with the County Agricultural Conservation Committee. Priorities will be issued with the permits only in the case of veterans low cost housing and it is expected that such priorities will be honored by suppliers of materials. In all other cases, the permit to repair or build does not guarantee materials. It simply gives one the privilege of scrambling for whatever materials may be available. The emphasis is on homes costing around $6000 for veterans and for awhile, at least, a non-veteran will have a very slight chance to get a permit unless it is for the purpose of renting or selling such a home to a veteran.

WORK ALREADY UNDER WAY.

If a house or other structure was actually under construction on March 26th when the order was issued, no permit will be required to complete it. Merely filing plans or breaking ground or having some material on hand would not be enough to allow further work to be done without a permit. Work "under construction" would mean a job where the cellar had been excavated and all or a substantial part of the foundation had been installed. Special cases or harshship cases must in every instance be determined on their merits. The foregoing represents the essential parts of the new order.