



### Building Code Requirements for Tiny Houses:

- 1) A Tiny House is defined as a house smaller than 600 square feet and is site built only. A tiny house shall not be smaller than 200 square feet.
- 2) Other than the modifications below, Tiny Houses shall be built according to the 2015 International Residential Code.
- 3) The house can be built partially or entirely on site. If built off-site, it needs to be inspected and approved by a recognized agency approved by the building official.
- 4) All Tiny houses on wheels that are built off site and brought to Apache County as a dwelling unit will require a plan review and special inspection by the Apache County building inspector to ensure structural and life safety aspects are intact.
- 5) We have made the following building code adjustments to accommodate tiny houses:
  - A) Minimum room dimensions 6'6" with no room smaller than 65 square feet, excluding storage areas and bathrooms.
  - B) Ceiling height of 6'4" in open livable areas, creating a non-obstructed path for egress and ingress
  - C) Egress must be provided in sleeping areas and living areas.
  - D) Bathroom and kitchen required
  - E) Ladders/lapiers may replace stairways to loft areas. (provide stair or ladder detail on plans)
  - F) Number of electrical circuits may be reduced to reflect loads.
  - G) A minimum of 125 Amp electrical service is required.
- 6) Energy code concessions: R-15 minimum in framed floors, ceiling insulation and wall insulation. Or R-19 minimum in framed floors and ceilings, and R-13 in framed walls
- 7) A certificate of occupancy will only be issued for tiny houses set on a permanent foundation. Tiny homes on wheels will not be given a certificate of occupancy unless it is set on a foundation. Homes must be set on & anchored to a permanent foundation. I.E. Pier & Beam, Footing & Stem Wall, or an Approved monolithic poured floor slab.
- 8) For wastewater requirements contact the Apache County Health Department at 928-337-7607
- 9) Tiny Houses will meet all zoning requirements such as setbacks, and engineering requirements including drainage, 911 addressing, road encroachments, and floodplain.