



Building Code Requirements for Tiny Houses:

- 1) A Tiny House is defined as a house smaller than 600 square feet. It can be site built or built on an approved trailer. Houses shall not be smaller than 200 square feet when built on site, or smaller than 160 square feet when built on a trailer.
- 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/ladders 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 60 Amp electrical service is required. But a reduction can be made if calculation shows less electrical demand based off the 2015 IRC minimum service load calculation table E3602.2
- 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.
- 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.