

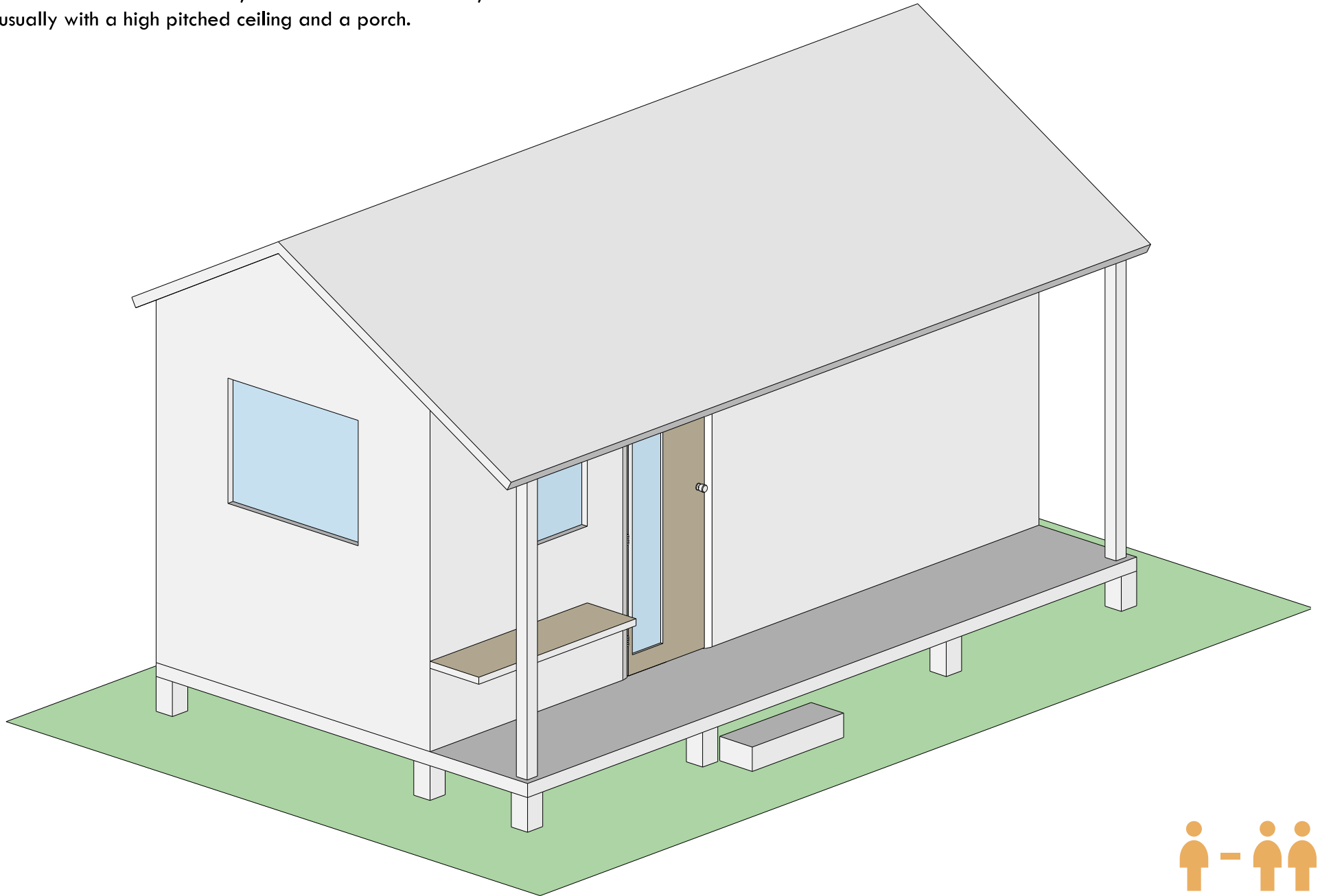


TINY HOUSES

Photo via [AirBnB](#)

DEFINITION

A house smaller than 500 sf, on wheels or a foundation, usually with a high pitched ceiling and a porch.



POTENTIAL OCCUPANTS

One-to-two-person households



Photo via [HomeAway](#)



Photo via [Rowdy Kittens](#)



Photo via [Grand View River House](#)

OVERVIEW + HISTORY

While Henry David Thoreau's 150 square foot cabin at Walden Pond in Concord is arguably one of the most famous tiny houses, the Tiny House Movement as such took off in 2008 after the subprime mortgage crisis and Great Recession. The movement was a response to the millions of foreclosures during that time, as well as the perception that the McMansion model of living was unsustainable: despite households continuing to shrink in size, the average home size in 2009 was 2,700 square feet, up from 1,400 square feet in 1970. While the Recession has passed, the Tiny House Movement remains.

When tiny houses were first built, most owners living in them were doing so illegally as their dimensions were oftentimes less than minimum building requirements. However, regulations for tiny houses have evolved, largely due to ongoing lobbying from tiny house builders and owners. The majority of tiny houses are built on wheels, as it makes them easier to move and legal under RV laws and standards. Unlike mobile homes and RVs, tiny houses tend to be designed to architecturally resemble traditional homes, are built using renewable materials such as wood for finishes and siding, can be constructed by their owners, and their footprint is tailored for smaller one-to-two person households. In 2016, Fresno was the first city to approve new rules to allow tiny houses on wheels to be parked on an existing residential property as an ADU. Since then, communities around the country have changed their zoning to welcome tiny homes.

GENERAL LAYOUT

Total SF	100-500 sf
Lot Size	<p>If permitted as an RV 900-1,500 sf, depending on RV park and local zoning</p> <p>Setbacks 10' min from other RV units 20' min from any building</p> <p>If permitted as an ADU Lot size depends on town's ADU zoning</p> <p>Setbacks Same setbacks as those granted for primary DU 6' from primary DU</p>
Unit Size	<p>On Wheels Must be able to 'fit' inside a trailer for RV permitting</p> <p>Size H: 6'8"-13'6" max W: 8'6" max L: 10'-40' max (most models tend to be 32' or less, as longer is more difficult to haul)</p> <p>Off Wheels Can be permitted as an ADU</p> <p>Size H: 6'8"-13'5" W: 8'6"-10' L: 10'-40' (usually around 20')</p>

FOUND IN

Massachusetts
Nantucket, MA

Nationwide
Austin, TX
Detroit, MI
Fresno, CA
Los Angeles, CA
Portland, OR
Rockledge, FL
Spur, TX
Seattle, WA
Walsenburg, CO

INTERNATIONAL RESIDENTIAL CODE TINY HOUSE STANDARDS

Unit Size	Less than 400 sf, excluding lofts
Ceiling Height	6' 8"
Loft Area	Min. 35 sf
Loft Dimensions	Min. 5'
Loft Height	Min. 3'
Stairs	Min. 17" wide Risers: min. 7", max. 12" Tread depth: 20" minus 4/3 riser height
Emergency Escape	Egress roof access windows in lofts used as sleeping rooms must meet the requirements of Section R310 where installed with the bottom of their opening no more than 44" above the loft floor

See full IRC Tiny House Appendix Q at: <https://codes.iccsafe.org/public/document/IRC2018/appendix-q-tiny-houses>