

TINY HOUSE INFORMATION GUIDE

WHAT IS A TINY HOUSE?

A “tiny house” is usually defined as either a small house on wheels or a small house built on a foundation, whether pre-fabricated or built on site.

ARE TINY HOUSES LEGAL IN SHASTA COUNTY?

A tiny house on wheels is considered a Recreational Vehicle (RV) and would be regulated by either DMV or CA Housing and Community Development (HCD). An RV by definition is considered to be a vehicle and not a structure therefore cannot be lived in on a residential lot (even on a temporary basis). An RV is only allowed for human habitation if located within an RV park or campground.

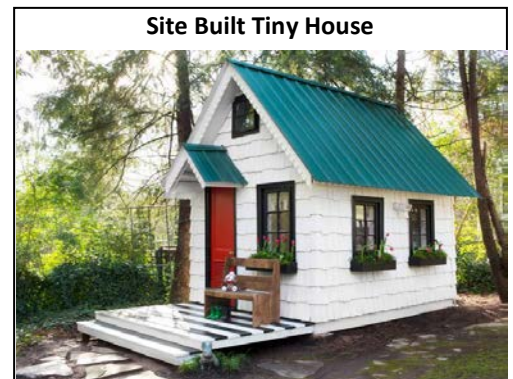
DMV contact information: 1-800-777-0133 / www.dmv.ca.gov

HCD contact information: 916-255-2501 / www.hcd.ca.gov



A pre-fabricated or site built tiny house on a foundation requires a County building permit, regardless of size. In order to obtain a building permit the structure must meet all current zoning and building code requirements such as snow load, wind load, seismic and fire hazard requirements. Additionally, it will need to be set on a permanent foundation and will require fire sprinklers.

Tiny homes are very unique and efficient, however they also need to meet the minimum size requirements as described in the California Residential Code (CRC).



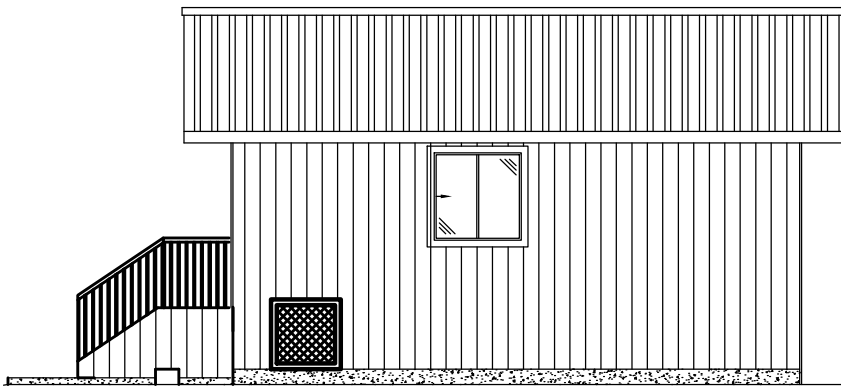
WHAT IS THE SMALLEST HOUSE I CAN BUILD?

The CRC has a section labeled “efficiency dwelling units” which outlines the minimum room and size requirements for a residence. Below is a summary of the CRC, section R304.5:

- 1. The unit shall have a living room of not less than 220 square feet of floor area. An additional 100 square feet of floor area shall be provided for each occupant of such unit in excess of two; and*
- 2. The unit shall be provided with a separate closet; and*
- 3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to this code shall be provided; and*
- 4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub.*

The following page is an example drawing of the elements needed as a part of an efficiency dwelling unit.

ELEMENTS OF A EFFICIENCY DWELLING UNIT



SIDE VIEW

SCALE: 3/4"=1'

SHOWN W/RAISED FLOOR & METAL ROOF

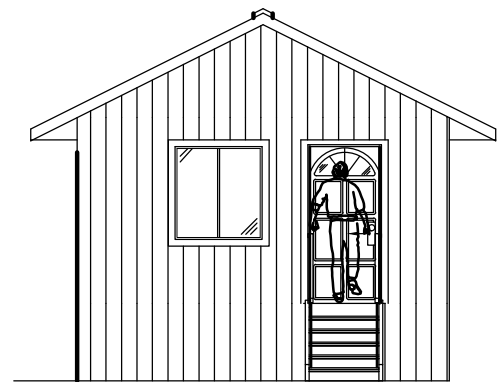
DRAWINGS AND CONSTRUCTION STILL NEED TO CONFORM TO

- * SITE SPECIFIC CONSTRAINTS
- * LOCAL ORDINANCES
- * WILDLAND URBAN INTERFACE CODES
- * THE CA BUILDING STANDARDS CODE
- * 2016 CA ELECTRIC CODE (CEC)
- * 2016 CALGREEN
- * 2016 CA MECH. CODE (CMC)
- * 2016 CA PLUMBING CODE (CPC)
- * 2016 CA RES. CODE (CRC)
- * 2016 CA ENERGY (CECS)

CRC 304.5 ALLOWS

(UNLESS MODIFIED BY LOCAL ORDINANCE), EFFICIENCY DWELLING UNITS SHALL COMPLY WITH:

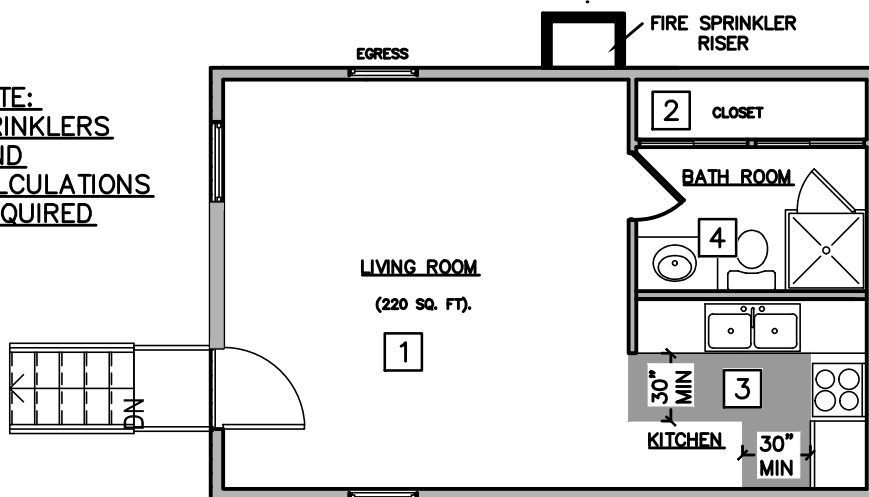
- 1 LIVING ROOM SPACE OF 220 SQ FT OR MORE, PLUS AN ADDITIONAL 100 SQ FT FOR EACH OCCUPANT OVER (2).
PLUS
- 2 A SEPARATE CLOSET
PLUS
- 3 A KITCHEN WITH A SINK, COOKING APPLIANCE & REFRIGERATION FACILITY. EACH HAVING 30" MIN CLEARANCE IN FRONT OF THEM (THIS SPACE MAY NOT ENCROACH INTO ANY OTHER SPACE).
PLUS
- 4 A SEPARATE BATHROOM WITH A TOILET, SINK AND TUB SHOWER.



SIDE VIEW

SCALE: 3/4"=1'

NOTE:
FIRE SPRINKLERS
AND
ENERGY CALCULATIONS
ARE REQUIRED



FLOOR PLAN (394 SQ FT)

SCALE: 3/4"=1'