

# Tiny Houses

Tiny Houses constructed on trailer frames are not permitted as a permanent residence and will be considered a recreational vehicle unless it complies with the following.

Tiny Houses constructed on skids are not permitted as a permanent residence and will be in violation unless it complies with the following.

Tiny Houses in Sumner County are permitted if secured to a permanent foundation and anchored against wind uplift. Construction of tiny houses built off site, whether on trailer frames or skids cannot be inspected at its final destination. Therefore, a State Licensed Engineer or a Third Party Inspection Firm shall provide documentation attesting that all building components, specifically: egress, stair requirements, ceiling heights, minimum room sizes, energy, electrical, plumbing, mechanical and gas are compliant. In addition, engineering documents shall also be provided for any other code related issues as requested by Sumner County.

## **Definitions :**

**Tiny House:** A code compliant home of 500 square feet or less that was built off site, transported to its intended destination, and then placed and secured on a permanent foundation.

**Room:** A part of the inside of a building that is divided from other areas by walls and a door and that has its own floor and ceiling.

**R304.1 Minimum Room Size:** Habitable rooms shall have a floor area of not less than 70 square feet. Exception: Kitchens.

**R304.2 Minimum dimensions:** Habitable rooms shall not be less than 7 feet in any dimension. Exception: Kitchens.

**R304.3 Height effect on room area:** Portions of a room with a sloping ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

**R305.1 Minimum height:** Habitable space, hallways and portions of a basement containing these spaces shall have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches.

**R306.1 Toilet facilities:** Every dwelling unit shall be provided with a water closet, lavatory, and a bathtub or shower.

**R306.2. Kitchen:** Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

**R306.3 Sewage disposal.:** Plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system.

**R306.4 Water supply to fixtures:** Plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

**Notes:**

1. As with single wide mobile homes Tiny Houses can only be located in Zoning Districts: AG.
2. It is illegal to occupy a newly constructed Tiny House without first obtaining a Certificate of Occupancy from the Building & Codes Department.
3. It is strongly recommended that anyone considering a Tiny House should first review any applicable neighborhood covenants.