

Tiny Home Inspection Program

As part of ensuring fire safety in all types of home construction, the Tennessee Department of Commerce & Insurance (TDCI) and the Tennessee State Fire Marshal's Office (SFMO) continue to inspect preassembled, permanent residential structures, such as tiny homes, through the SFMO's Modular Building Program.

A tiny home is a preassembled, permanent residential dwelling. A tiny home may be built off-site on a chassis or be installed on a permanent foundation. These tiny homes, which are delivered to the homeowner as a completed unit, are now required to be inspected through the SFMO's Modular Building Program, regardless of where they may be constructed or delivered in Tennessee.

Rules governing the program can be found at: <https://publications.tnsosfiles.com/rules/0780/0780-02/0780-02-13.20090829.pdf>

The SFMO's Manufactured Housing and Modular Building section licenses manufacturers, retailers, and installers to ensure homes manufactured, sold, or installed in Tennessee meet specified standards. This program ensures consistent and safe manufactured home design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality.

The new tiny home inspection program was developed to allow for the construction, inspection, and use of tiny homes and similar structures for permanent use by consumers. The inspections of these structures will be similar to the inspections of a site-built home without the requirements of building plans and approval. A decal will be displayed to reflect compliance with adopted statewide building and electrical codes.

If a tiny home is built on-site in an exempt jurisdiction, the local jurisdiction will be responsible for permitting and inspecting the residential structures.

Please contact Residential Building Supervisor Joseph White at Joseph.White@tn.gov if you have any questions.