



## Permitting Regulations for Tiny Houses in Coconino County Draft- November 2, 2016

### Definition

Coconino County Community Development defines a Tiny House as a house smaller than 400 square feet; it can be site-built, partially site-built, or on an approved trailer. Houses shall not be smaller than 200 square feet.

### Zoning Code Requirements for Tiny Houses:

- Site built tiny houses built on an approved foundation system shall be permitted in zones allowing detached single family dwellings; must meet Community Development regulations for Tiny Houses.
- Tiny houses built on trailers, where the suspension/axle components have been removed and the chassis permanently attached on an approved foundation shall be permitted in zones allowing detached single family dwellings; must meet Community Development regulations for Tiny Houses.
- Tiny houses on mobile chassis where the suspension/axle components remain are considered semi-permanent and the chassis shall be attached on an approved foundation system, and shall be permitted in zones allowing for manufactured and mobile homes; must meet Community Development regulations for Tiny Houses.
- Tiny houses licensed as Travel Vehicles by the State of Arizona are non-permanent housing and must be self-contained, these shall be permitted for uses similar to recreation vehicles; these homes fall under ADOT jurisdiction.
- Site built tiny houses or tiny houses on trailers where the suspension/axle components have been removed and the chassis permanently attached on an approved foundation, and meeting all other multifamily zoning and Community Development Tiny House requirements, shall be permitted in multifamily zoning.
- Site built tiny houses, or tiny houses on trailers where the suspension/axle components have been removed and the chassis permanently attached on an approved foundation, and meeting all other Accessory Dwelling Unit zoning and Community Development Tiny House requirements, shall be permitted in zones allowing for Accessory Dwelling Units.

### Building Code Requirements for Tiny Houses:

- Tiny houses shall be built and inspected in accordance with the Coconino County adopted building code and ordinance.
- The house can be partially or entirely built on-site or off-site. If built off-site, it needs to have been inspected and approved by a recognized agency approved by the Building Official. All Tiny Houses on Wheels (THOWs) that are built off-site and brought to Coconino County as a dwelling unit will require a plan review and special inspection by Coconino County Community Development to ensure the structural and life safety aspects of the THOW. The County can request additional remodel permits, inspections and engineering of off-site THOWs that have not been inspected and certified by another jurisdiction or third party agency-on a case by case bases.
- The County has made the following building code adjustments to accommodate tiny houses:

- Minimum room dimension is 6'6" with no room smaller than 65 square feet, excluding storage areas and bathrooms
- Ceiling height is 6'4" in open livable areas, creating a non-obstructed path for egress and ingress
- Egress and ingress must be provided in sleeping and living areas
- Lofts built as storage shall not be permitted as bedrooms, unless meeting ceiling height and egress/ingress requirements
- Bathroom and kitchen required, clearance in the front of the toilet needs to be no less than 15" from center of toilet to wall or cabinets
- Ladders/ladders may replace stairways to loft areas (must have uniform run and rises, provide stair or ladder detail on plans)
- Loft areas used for storage may have reduced fall protection
- Number of electrical circuits may be reduced to reflect loads
- A minimum of 60 amp electric panel required; or a reduction can be made if calculation shows less electrical demand based off of the 2012 IRC Minimum Service Load Calculation Table: E3602.2 (Edited based off community feedback)
- 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 minimum in framed walls. (Edited based off community feedback)
- Tiny houses built on trailers will need to have a Manufacturer's Statement of Origin (MSO), or a Manufacturer's Certificate of Origin (MCO), or be registered with the Department of Motor Vehicle (DMV). Documentation must show the load capacity for the trailer. Before a Certificate of Occupancy can be issued, documentation must be provided to Coconino County Community Development verifying the load of the tiny house is within the load capacity of the trailer.
- A Certificate of Occupancy will only be issued for tiny houses set on permanent foundations. If the home is removed, the Certificate of Occupancy is no longer valid for the mobile tiny home on wheels. If the tiny home is re-set on a permanent foundation within Coconino County, a foundation permit and special inspection of the tiny house shall be required to obtain a new Certificate of Occupancy.

#### **Wastewater Requirements:**

- Tiny houses set on a permanent foundation will be required to have a wastewater system sized to accommodate the occupancy and fixture count.
- Tiny houses used as RVs and sited at an RV park must be fully self-contained.
- Compost toilets need to meet ADEQ approved list.
- Graywater needs to be approved for permanently sited tiny houses, to ensure no issues with wastewater system function, as well as environmental considerations like high ground water, and wells.
- Tiny Houses on Wheels (THOWs) can include plumbing for graywater-but if permanently sited, the THOWs must go through an approval process.

#### **Engineering Division Requirements:**

- Permanently sited Tiny Homes need to meet all Engineering requirements, including drainage, road encroachments, floodplain and roads.