



Building Code Requirements for Tiny Houses:

- 1) A Tiny House is defined as a house smaller than 600 square feet and is site built only. A tiny house shall not be smaller than 200 square feet.
- 2) Other than the modifications below, Tiny Houses shall be built according to the 2015 International Residential Code.
- 3) The house can be built partially or entirely on site. If built off-site, it needs to be inspected and approved by a recognized agency approved by the building official.
- 4) All Tiny houses on wheels that are built off site and brought to Apache County as a dwelling unit will require a plan review and special inspection by the Apache County building inspector to ensure structural and life safety aspects are intact.
- 5) We have made the following building code adjustments to accommodate tiny houses:
 - A) Minimum room dimensions 6'6" with no room smaller than 65 square feet, excluding storage areas and bathrooms.
 - B) Ceiling height of 6'4" in open livable areas, creating a non-obstructed path for egress and ingress
 - C) Egress must be provided in sleeping areas and living areas.
 - D) Bathroom and kitchen required
 - E) Ladders/ladders may replace stairways to loft areas. (provide stair or ladder detail on plans)
 - F) Number of electrical circuits may be reduced to reflect loads.
 - G) A minimum of 125 Amp electrical service is required.
- 6) 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 in framed walls
- 7) A certificate of occupancy will only be issued for tiny houses set on a permanent foundation. Tiny homes on wheels will not be given a certificate of occupancy unless it is set on a foundation. Homes must be set on & anchored to a permanent foundation. I.E. Pier & Beam, Footing & Stem Wall, or an Approved monolithic poured floor slab.
- 8) For wastewater requirements contact the Apache County Health Department at 928-337-7607
- 9) Tiny Houses will meet all zoning requirements such as setbacks, and engineering requirements including drainage, 911 addressing, road encroachments, and floodplain.

PUBLIC HEALTH ALERT - EXTREME HEAT

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PERMITTING REGULATION FOR TINY HOUSES

Definition

A tiny house is a single family dwelling of maximum 400 square feet

Zoning Code Requirements

- Tiny houses built on permanent foundations are permitted in any zones allowing detached single family dwellings
- Tiny houses built on a chassis where the suspension/axle components have been removed and the chassis permanently attached on a permanent foundation will be treated as factory-built buildings allowable only in the following zones: CR-3, CR-4, CR-5, TR, ML, SP, CB-1 and CB-2
- Tiny houses on mobile chassis are considered trailers and are only permitted in the following zones: RH, GR-1, SH, MU, CMH1, CMH2 and IR
- Tiny houses regulated by the State of Arizona shall be permitted in zones in accordance with the Arizona defined housing category

Building Code Requirements

- Tiny houses shall be built and inspected in accordance with the 2018 IRC Appendix Q.
- The house can be partially or entirely built on-site or off-site. If built off-site, it needs to have been permitted by a recognized agency (jurisdiction with a code approval process similar to that of Pima County), or by an approved tiny house fabricator accredited by the International Accreditation Services, Inc., HUD, or similar organization.
- The following code adjustments shall be allowed:
 - Number of electrical circuits may be reduced to reflect loads
 - Alternative compliance with NFPA 501 for mechanical/electrical systems is recognized

What Is Required for Submittal?

- Follow the [Custom Home](#) process

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Review Fees: When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be set forth in the schedule as established by the applicable governing authority. Separate plan review fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

IBC Grading Section J112.5 Grading Permit Fees: Amend to add new section to read: Grading Permit Fees: A fee for each grading permit shall be paid to the Chief Building Official as set forth in the schedule as established by the applicable governing authority. Separate permits and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be no separate charge for standard terrace drains and similar facilities.

IBC Grading Section J112.6 Bonds: Amend to add new section to read: Bonds: The Building Official may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions.

In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the Building Official in an amount equal to that which would be required in the surety bond.

- B. **The International Residential Code**, I.C.C., 2018 Edition, together with all appendices thereto with the following amendments and deletions:

IRC Appendices adopted with code:

- Appendix C - Exit Terminals of Mechanical Draft and Direct Vent Venting Systems
- Appendix E - Manufactured Housing Used as Dwellings (subject to State regulation)
- Appendix G - Piping Standards for Various Applications
- Appendix H - Patio Covers
- Appendix J - Existing Building and Structures
- Appendix M - Home Day Care – R-3 Occupancy
- Appendix O - Automatic Vehicular Gates
- Appendix P - Sizing of Water Piping System
- Appendix Q - Tiny Houses

IRC Section R 101.1 Title: Amend to insert Mohave County inside brackets.

IRC Section R 105.2 Work Exempt from Permits: Amend permit exemptions as noted:

Building:

- (1) One-story Detached Accessory Structures: Amend section to read: One-story detached accessory structures, provided that the floor area does not exceed 300 square feet. No utilities are allowed.
- (2) Fences: Amend section to read: Applies to Standard Fencing Materials and Block Walls up to (7) seven feet in height measured from the lowest property grade adjacent to the fence or wall. Manufactured home block skirting is not considered fencing.

IRC Section R 105.3 Application for Permit: Amend to add new item 8 as follows:

8. Provide the business names and license numbers of all contractors and sub-contractors required to be licensed by the State of Arizona when applicable.

exception:

Exception: The required GFCI outlet installed in the ceiling for garage door opener may be replaced with a single outlet device.

IRC Section E 3902.9 Laundry Areas: Amend to add exception:

Exception: The washer/dryer electrical outlet may be non-GFCI protected if the outlet is not readily accessible and outlet is no higher than 32 inches from finish floor.

IRC Section E 3902.10 Kitchen Dishwasher Branch Circuit: Amend to add exception

Exception: The kitchen dishwasher electrical outlet may be non-GFCI protected.

IRC Section E 3902.16 Arc-Fault Circuit-Interrupter Protection: Amend to change Shall to May be protected, with the exception of Bedrooms. Bedrooms are required to be protected.

IRC Section E 3902.17 Arc-Fault Circuit-Interrupter Protection for Branch Circuit Extensions or Modifications: Amend to change Shall to May be protected.

IRC Section E 4002.14 Tamper-Resistant Receptacles: Amend to change Shall to May be listed.

IRC Appendix Q Section AQ 103.1 Minimum Ceiling Height: Amend to read: Habitable spaces, hallways, bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches. Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in lofts are permitted to be less than 6 feet 4 inches but no lower than 4 feet.

IRC Appendix Q Section AQ 106 Toilet, Bath and Shower Spaces: Amend to add new section to read: Minimum clearance at front of water closet to wall or cabinet in any tiny house constructed per Appendix Q is reduced to 15 inches.

IRC Appendix Q Section AQ 107 Minimum Room Areas: Amend to add new section titled Minimum Room Areas.

IRC Appendix Q Section AQ 107.1 Minimum Floor Area: Amend to add new section. Habitable rooms excluding lofts shall have a floor area of not less than 65 square feet for Tiny Houses constructed per Appendix Q.

IRC Appendix Q Section AQ 107.2 Minimum Dimension: Amend to add new section. Habitable rooms excluding lofts shall be not less than 6 feet 6 inches in any horizontal dimension for Tiny Houses constructed per Appendix Q.

IRC Appendix Q Section AQ 108 Ampacity of Ungrounded Conductors: Amend to add new section. Ungrounded service conductors shall have an ampacity of not less than the load served. For one-family tiny houses the ampacity of the ungrounded conductors shall be not less than 60 amperes, 3-wire.

- C. **The International Fire Code**, I.C.C., 2018 Edition, together with all appendices thereto with the following amendments and deletions:

IFC Appendices adopted with Code:

Appendix B – Fire-Flow Requirements for Buildings

Appendix C – Fire Hydrant Locations and Distribution

Appendix D – Fire Apparatus Access Roads (only outside of fire districts that have