



DEPARTMENT OF COMMUNITY DEVELOPMENT

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BROCHURE #19 **TINY HOMES – SITE BUILT REQUIREMENTS**

WHAT IS A TINY HOME?

Tiny houses come in all shapes, sizes, and forms. They may enable simpler living in a smaller, more efficient space. Traditionally, these tiny houses are around 200-600 sq./ft. They contain a living area, sleeping loft, kitchen and bathroom and are constructed to fit a trailer so they can be easily moved.

Tiny homes used as a permanent dwelling, regardless of whether it's on a foundation or trailer, in Jefferson County cannot be self-contained. They will need to be connected to a permanent septic or sewer hook-up and have a permanent water source similar to park model homes.

OBTAINING A PERMIT FOR A SITE BUILT TINY HOME

Site Built – A building constructed at the location it is to be used. Not intended to be moved.

Lot Requirements

- Customer Assistance Meeting - schedule a Customer Assistance Meeting (CAM) with a Land Use planner to see what requirements you may have for your parcel. 360-379-4450 or walk-in hours are M,T 9:00 am – 4:30 pm or W,TH 1:00 pm – 4:30 pm.
- Environmental Health is available for potable water and septic questions, walk-in M-F 9:00 am – 10:00 am, or by appt.

Design

Regardless of what type of tiny home you have, you must comply with these requirements:

- All setback requirements for the zoning in which the Tiny Home is located shall apply.
- The Tiny Home shall meet applicable Environmental Health regulations for potable water and sewage disposal. Contact EH at 360-385-9444 or <http://www.jeffersoncountypublichealth.org/index.php?environmental>.



Application

You will need a building permit for new construction or for a remodel for an existing structure.

The following is required for submittal:

Building Permit Process:

- A completed Building Permit Application and supplemental residential application.
- A scheduled appointment to submit the application with the Permit Technician 360-379-4450.
- Permit application fee.
- A site plan using the requirements that are explained in the site plan checklist.
- A floor plan, which clearly shows square footage and all rooms should be labeled.
- Two sets of Building plans.
- Additional documents as required per the Building Application Submittal Checklist.
- Documentation that the water supply is potable and of adequate flow, and that sewage or septic system is capable of handling the additional demand that placed upon it by the home or is connected to a municipal sewer system.

BUILDING CODE REQUIREMENTS FOR YOUR TINY HOME

Both site built and modular buildings must comply with minimum area requirements of the building code. The smallest a house can be and still meet these requirements is about 150 square feet of floor area.

Minimum Residential Requirements per 2015 IRC

Floor Area:

R304.1 Minimum area.

Every dwelling unit shall have at least one habitable room that shall have not less than 70 square feet (11 m²) of gross floor area.

R304.2 Other rooms.

Habitable rooms shall have a floor area of not less than 7' (2134 mm) in any horizontal dimension.

Exception: Kitchens

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

Ceilings:

R305.1 Minimum height.

Habitable space, hallways, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms, laundry rooms shall have a ceiling height of not less than 6'8".

Exceptions:

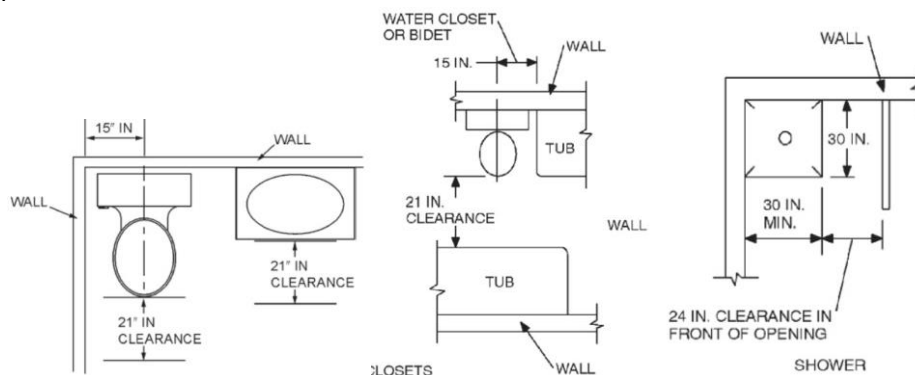
1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).
2. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) at the center of the front clearance area for fixtures as shown in Figure R307.1. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches (2032 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.



Bathrooms:

R307.1 Space required.

Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1



Egress:

R311.2 Egress door.

At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening, in addition to the entrance door.