

## Jefferson County Construction Guidelines for Tiny Homes

The following is a summary of codes and regulations with respect to the construction of "tiny homes". Please note: This is not intended to be an all-inclusive list of requirements; for any additional requirements please refer to the 2012 International Residential Code (IRC)(as amended) and the Jefferson County Zoning Ordinance. For specific questions regarding your tiny home project please feel free to contact our office at 865-397-0640.

### Permit Requirements

Any new construction will require the submittal of a certified address, construction drawings and a site plan (drawn to scale or dimensioned to all lot lines and to other structures on the same lot) indicating how the tiny house is to be constructed and how it will be located on the building site and where the off-street parking is to be located. Health department approval is required if it is to be a septic system. Upon approval, building permits may be issued at which time work can commence. Structures shall be inspected by the Jefferson County building inspector and the State electrical inspector throughout construction per the 2012 or subsequently adopted editions of the International Residential Code (IRC). No Structure shall be occupied without a Certificate of Occupancy issued after final inspection.

### Space Limitations

Habitable Space: is defined as a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage, or utility spaces and similar spaces are not considered habitable space and do not contribute to minimum habitable space required. 2012 IRC R202.

### Maximum Number of Occupants/Minimum Size

Minimum square footage shall not account for the required cooking facilities and toilet facility areas, which are required in addition to the minimum clear floor area of 120 sq. feet for a single occupant and 220 sq. feet for two occupants and 320 sq. feet for three occupants. The maximum number of occupants shall not exceed three.

### Construction Requirements Overview

1. Dwellings built to ANSI A119.5: Park Model Recreational Vehicle Standard shall not be acceptable.
2. "Yard Barns", storage buildings, shipping containers or other pre-built structures shall not be modified or used for a dwelling.
3. Tiny homes must have at least one habitable room with not less than 120 sq. feet of clear floor area. 2012 IRC R304.1.
4. Other habitable rooms must have not less than 70 sq. feet of floor area (except for Kitchens). 2012 IRC R304.2.
5. Habitable rooms must not be less than 7 feet in any horizontal dimension. 2012 IRC R304.3.
6. Ceiling heights must be a minimum 7 feet in habitable spaces, hallways, bathrooms and toilet rooms. 2012 IRC R305.
7. Ceiling height effect on floor area: Portions of a sloped ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from the finished floor; floor areas below these ceilings shall not be permitted to contribute to the minimum required habitable area for that room. 2012 IRC R304.4.
8. Tiny homes shall be provided with a kitchen sink, cooking appliances and refrigeration facilities each providing the minimum clear working space of 30 inches in front. 2012 IRC R306.
9. All habitable rooms shall be provided with light and ventilation in accordance with 2012 IRC R303.1.
10. Tiny homes shall provide a heating facility compliant with 2012 IRC R303.9.
11. Tiny homes shall be provided with toilet, bath and shower spaces in accordance with 2012 IRC R307.1.
12. Tiny homes shall be provided with connection to an APPROVED method of sewage disposal. 2012 IRC R306.3.
13. All plumbing fixtures shall be connected to an APPROVED water supply providing hot and cold water. 2012 IRC R306.4.
14. Units shall meet the *means of egress* requirements of 2012 IRC R311.1 and the *Emergency Escape and Rescue opening* provisions of 2012 IRC R310.1.

15. Stairways shall be in accordance with 2012 IRC R311.7, not less than 36 inches wide, have a maximum 7 ¾ inch riser and minimum 10 inch tread unless built as a spiral stairway in accordance with 2012 IRC R311.7.9.1. Ladders/"Ship ladders" are NOT APPROVED.
16. Structures shall be built upon and anchored to permanent foundations meeting the 2012 International Residential Code. 2012 IRC R403.
17. Crawl space height, access and ventilation shall be in accordance with 2012 IRC R408.
18. Floors shall be constructed in accordance with 2012 IRC R502 and R503.
19. Decks shall be constructed in accordance with 2012 IRC R507.
20. Walls shall be in accordance with 2012 IRC R602, R702 and R703.
21. Roofs shall be in accordance with 2012 IRC R802, R803 and R901.
22. Insulation shall be a minimum of R-19 floor, R-13 walls and R-38 ceiling in accordance with 2012 IRC N1101.1.
23. Electrical systems shall be in accordance with the State of Tennessee adopted National Electrical Code and shall be permitted and inspected by the State Electrical Inspector.
24. Electric smoke detectors with battery backup are required in accordance with 2012 IRC R314.
25. Carbon monoxide detectors are required in accordance with 2012 IRC R315 if there is an attached garage or gas appliance.