

IRC 2018 APPENDIX Q TINY HOUSES

Must comply to International Residential Codes, IECC, Life Safety Codes except for exceptions in Appendix Q

1. Less than 400 square feet, loft does not count in square footage.
2. Ceiling height 6'8" minimum
3. Bathroom / kitchen 6'4"
4. Loft needs to be greater than 35 square feet, horizontal dimensions greater than 5'
Loft height less than 3 feet not counted in square footage.
5. Stair width - above handrail greater than 17", below 20"
Risers 7" to 12"
Tread 20" - 4/3 riser Riser 15" - 3/4 tread
example: tread 20 - 4/3 riser of 9" = 8"
example: riser 15" - 3/4 tread of 9" = 6.75"
Ceiling height, center of top riser 6'2" minimum
6. Handrails refer to IRC 311.7.8
7. Guards refer to IRC R312.1
8. Ladders: rung wider than 12", 10"-14" rung spacing, support 200 pounds, 70-80 degree from horizontal.
9. Loft guards: greater than 36" or 1/2 height from loft to ceiling
10. Bedroom egress: IRC R310.2
Loft bedroom egress window or skylight no more than 44" from loft floor IRC R310

Must meet foundation requirements for a residential home.

Additional requirement for a Tiny House

Home constructed off-site is required to be inspected during construction by a qualified third party inspector and a form or report signed by inspector that it met current International Building Codes and Life Safety Codes with the above exceptions.

Home constructed on-site would be inspected by town inspector.

Can be placed on its own lot if it meets the minimum square foot requirement.

Should meet minimum 320 square feet requirement.

A Tiny house described in appendix Q may be used as an ADU if it meets requirements.

Tiny houses in the news are not the ones described in the news as many exceed the 400 square foot requirement and are on their own lot and are permanent. The ones on metal or wood trailers and are moveable are not currently covered by the IRC.

Plainfield Zoning

"1. Residence and seasonal dwelling units, including manufactured housing units, shall have a ground floor area not less than 320 square feet.

1. If a new structure, the ADU must be constructed and located, in the judgment of the Zoning Board, so that it does not detract from the character of the neighborhood. a. The ADU should be subordinate in scale, size and placement to the primary residence. b. The ADU's exterior should be similar in design and quality to the primary residence."

Maximum size for an ADU is 800 square feet. 320 square feet minimum for an ADU if a stand alone structure.