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PLANNING & BUILDING  
SERVICES

# PRESENTATION ON TINY HOMES

APRIL 9, 2024



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# TINY HOME REGULATIONS

## PERMANENT CONSTRUCTION



- Currently Permissible
- Zoning Requirements:
  - Treated the same as any other type of residential dwelling.
  - Subject to zoning district standards for the district in which the structure is located.
- Building Requirements:
  - Permitted subject to California Building Code *or* Class K
  - County adopted Appendix AQ to 2022 California Residential Code regarding Tiny Homes, which provides for relaxed standards for houses that are 400 square feet in area or less

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# TINY HOME REGULATIONS

## MOVABLE – DMV REGISTERED



- Regulations not yet adopted, including with Inland Zoning Code Update
  - Forecasted for adoption during Summer 2024
- Any DMV registered Movable Tiny Home is not regulated by Building Division other than utility connections or accessory improvements.
- Proposed Zoning Development Standards:
  - May be a primary dwelling and/or accessory dwelling unit
  - Minimum size 150 square feet, Maximum size of 400 square feet
  - Maximum height of 14 feet when being towed (per CA Vehicle Code). May exceed 14 feet in height when placed on a lot and not actively towed but cannot exceed zoning district maximum height.
  - Comply with all standard zoning requirements for zoning district and type of dwelling unit

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# TINY HOME REGULATIONS

## MOVABLE – DMV REGISTERED



- Proposed Zoning Design Standards:
  - Skirting required to hide wheels and axles
  - Insulation must be minimum R-13 in walls and floors, R-19 in ceiling
  - Wall framing studs 16" – 24", minimum 2x4 wood or metal studs or equivalent structural insulated panel construction
  - Paved parking pad and other installations to prevent movement of unit. Alternative surface may be permitted by Director.
  - Mechanical equipment must be incorporated into structure (not on roof, except Solar)
  - Exterior wall coverings shall be the same as allowed for a permanent construction residence
  - Double-pane glass windows and trim
  - Minimum requirement of an efficiency kitchen as defined in County Code

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# TINY HOME REGULATIONS

## MOVABLE – DMV REGISTERED



- Proposed Design Standards continued:
  - Connected to approved water and septic utilities
  - May use on- or off-grid electricity
  - Generators prohibited except in emergencies
  - Must have GFI shutoff breaker
- Other Zoning requirements:
  - Meet either the provisions of ANSI 119.5 or NFPA 1192. All Movable Tiny Homes shall display a sticker or plaque designating the unit as in compliance.
  - Licensed and registered with DMV
  - Fire Inspections required periodically, tentatively every 5 years



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# QUESTIONS?

