Tiny House Info Sheet

We have received several inquiries about the possibility of building “tiny houses”. This information sheet serves to outline some of the requirements a tiny house would have to meet. The City has a local Zoning Ordinance and also enforces the state adopted International Building Codes.

Zoning Ordinance Requirements

- Minimum of 850 heated square feet for a single-family home
- Minimum lot size
- Minimum building setbacks (distances from property lines)

The Zoning Ordinance can be viewed online at [http://www.cityofrockhill.com/home/showdocument?id=2065](http://www.cityofrockhill.com/home/showdocument?id=2065).

Building Code Requirements

- Room size
  - All habitable room except kitchens must be at least 70 sq. ft. (§ 304.1)
  - No habitable room except kitchens shall be less than 7 feet in any horizontal direction (§ 304.2)
  - Habitable space must have a ceiling height of 7 feet (6 feet, 8 inches for bathrooms). (§ 305.1)
  - Sleeping rooms must have an emergency escape window. (§310.1)

- Other requirements that increase the required size of homes:
  - Every home must have a toilet, bathtub or shower with sufficient space between fixtures, and a kitchen with a sink. (§306.1-2, 307.1)
  - Hot and cold water must be provided. (§306.4)
  - A heating system is required. (§303.9)
  - Habitable lofts must be accessed by a code compliant ramp or stairs. (§311.4)
  - The structure must conform to current energy conservation standards (Chapter 4 of the 2009 IECC)

- Sound construction
  - The construction of buildings and structures shall result in a system that provides a complete load path that meets all requirements for the transfer of loads from their point of origin through the load-resisting elements to the foundation. Structures must be anchored to the foundation. (§§301.1. and 403.1.6)
  - Exterior walls must be strong enough to withstand wind load and windows must meet certain specifications. (§§301 and 308)

Building Codes can be viewed online at [http://publicecodes.cyberregs.com/icod/IC-P-2012-000019.htm](http://publicecodes.cyberregs.com/icod/IC-P-2012-000019.htm).