

Tiny House Info Sheet

We have received several inquiries about the possibility of building “tiny houses”. This information sheets 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>.

Building Code Requirements

- Room size
 - At least one habitable room with a minimum of 120 sq. ft. (§304.1)
 - Any other habitable room must be at least 70 sq. ft. (§ 304.2)
 - No habitable room shall be less than 7 feet in any horizontal direction (§ 304.3)
 - Every habitable room 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)
- 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, 303, and 308)

Building Codes can be viewed online at <http://publicecodes.cyberregs.com/icod/IC-P-2012-000019.htm>.