



DEPARTMENT OF RESOURCE MANAGEMENT

Building Division

1855 Placer Street, Suite 102

Redding, California 96001

Phone: (530) 225-5761 Fax: (530) 245-6468

Inspection Request Line: (530) 244-5068

Web: shastacounty.gov/resource-management Email: resourcemanagement@co.shasta.ca.us

TINY HOUSE INFORMATION GUIDE

(REV: 12-27-23)

WHAT IS A TINY HOUSE?

A “tiny house” is usually defined as either a small house on wheels or a small house built on a foundation, whether pre-fabricated or built on site.

ARE TINY HOUSES LEGAL IN SHASTA COUNTY?

It depends. A tiny house on wheels is considered a Recreational Vehicle (RV) and would be regulated by either DMV or CA Housing and Community Development (HCD). An RV by definition is a vehicle and not a structure therefore cannot be lived in on a residential lot. An RV is only allowed for human habitation if located within an RV park or campground.

DMV contact information: 1-800-777-0133 / www.dmv.ca.gov

HCD contact information: 916-255-2501 / www.hcd.ca.gov

A pre-fabricated or site built tiny house on a foundation requires a County building permit. To obtain a building permit, the structure must meet all current zoning and building code requirements such as snow load, wind load, seismic and fire hazard requirements. Additionally, it will need to be set on a permanent foundation and will require fire sprinklers. Tiny homes are unique and efficient; however, they also need to meet the minimum size requirements as described in the California Residential Code (CRC).

WHAT IS THE SMALLEST HOUSE I CAN BUILD?

About 400 square feet. The CRC has a section labeled “efficiency dwelling units” which outlines the minimum room and size requirements for a residence. Below is a summary of the CBC, section 1208.4:

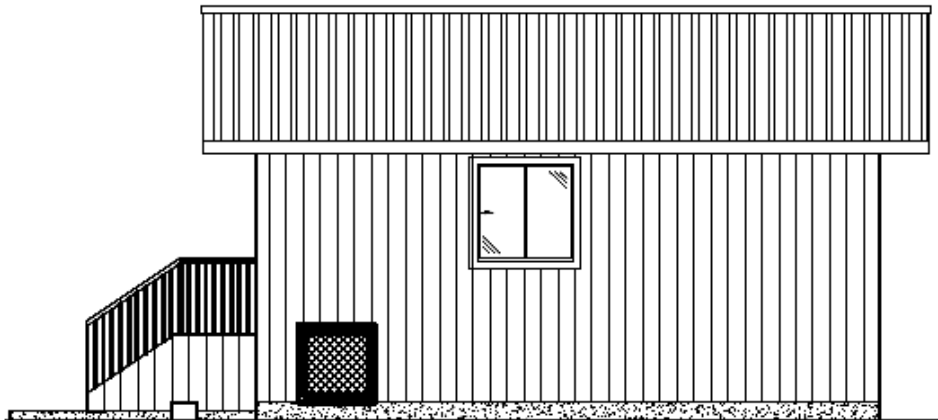
1. *The unit shall have a living room of not less than 190 square feet (17.7m²) of floor area.*
2. *The unit shall be provided with a separate closet.*
3. *For other than Accessible, adaptable dwelling units, the unit shall be provided with a kitchen sink, cooking appliance and refrigerator, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.*
4. *The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.*

The following page is an example drawing of the elements needed as a part of an efficiency dwelling unit.



Elements of an Efficient Dwelling Unit

(Rev: 12-27-23)



SIDE VIEW

Scale: 1/4"=1'

Shown with raised floor & metal roof

Drawings and construction need to conform to all current code & ordinances at the time of application.

- Site Specific Constraints
- Local Ordinances
- Wildland Urban Interface Codes
- The CA Building Standards Code
- CA Electric Code (CEC)
- Calgreen
- CA Mech. Code (CMC)
- CA Plumbing Code (CPC)
- CA Res. Code (CPC)
- CA Energy (CECS)

CBC 1208.4 ALLOWS (unless modified by local ordinance), efficiency dwelling units shall comply with:

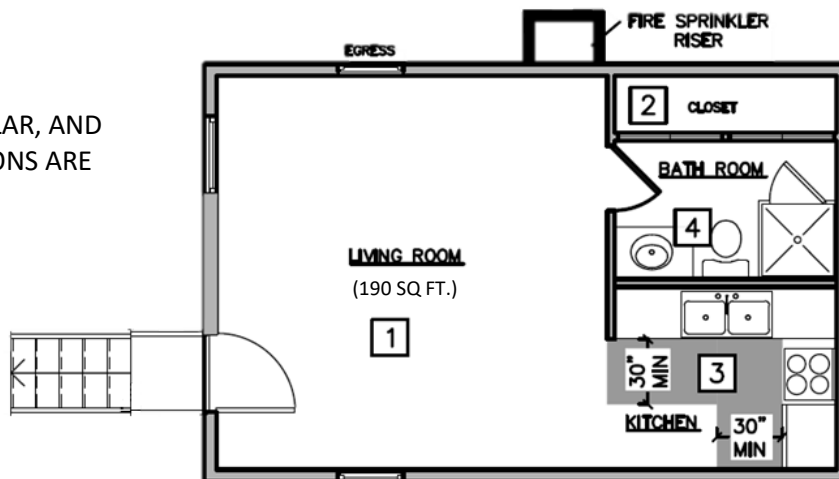
- Living room space of 190 sq. ft. or more.
- A separate closet.
- A kitchen with a sink, cooking appliance and refrigerator. Each having 30" min clearance in front of them (this space may not encroach into any other space).
- A separate bathroom with a toilet, sink and tub or shower.



SIDE VIEW

Scale: 1/4"=1'

NOTE:
FIRE SPRINKLERS, SOLAR, AND
ENERGY CALCULATIONS ARE
REQUIRED



FLOOR PLAN (364 SQ FT)

SCALE: 1/4" = 1'