Tiny Houses

“From Permits to Code Requirements, What Builders Need to Know”

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Tiny Houses
From Permits to Code Requirements

Tiny houses have been pointed to as a solution for lack of affordable housing, a way to promote non-traditional home ownership and a possible solution to housing the homeless. This course is designed for those interested in tiny houses and will explore the design, construction and legal use of tiny houses. It will address key questions, including:

What is a tiny house?
Do tiny houses require a building permit?
Is a permit required for a tiny house that is less than 120 square feet?
Can I build/park a tiny house in my back yard?
Is a building permit required if the tiny house is built on a rolling chassis?
What is a Tiny House?
What is a Tiny House?

An officially-adopted definition of “Tiny Houses” does not exist, but the California Department of Housing and Community Development provides the following description of a tiny house:

“These structures, which may range anywhere from 80 to 400 square feet in size, may be built with a variety of standards or no construction standards; may or may not be constructed on a chassis (with or without axles or wheels); and usually are offered for use and placement in a variety of sites.”
Why Tiny Houses?

- Affordable home ownership
- Potential solution to homelessness
- Solution to housing shortage
Affordable Home Ownership

40" Luxury Expandable Hotel Design Prefabricated Container House

Quantity: 5 available

$16,250.00 + Free Shipping

Condition: New

Popularity: 496 watching

Sold by: lightingplazaus (446#) 99.4% Positive feedback

Delivery: Estimated Feb. 13- Feb. 23 From: China

Returns: 30 days

Covered by eBay Money Back Guarantee

Similar Items

40 HC shipping container storage...

40' FT Shipping Container 4 - Sel...

40' Atomic "4 Units Storage" Cont...

1030 1/35 40ft Shipping/Storage...
Affordable Home Ownership

NEW tiny house on wheels - The Seagrass Cottage

$49,000.00

Calculate Shipping

Buy It Now

View Details

Condition: New

Popularity: 40 watching

Sold by: islanddebbie (441*)

100% Positive feedback

Returns: Not accepted

Covered by eBay Money Back Guarantee

Similar Items

Tiny House on Wheels

Tiny House on Wheels

tiny house on wheels

HGTV Tiny House on Wheels
Homeless Solution
Why Are People Homeless?

Two trends are largely responsible for the rise in homelessness over the past 20-25 years:

- Growing shortage of affordable rental housing
- Simultaneous increase in poverty
Homeless Solution
Affordable Housing Shortage

Tiny houses have gained traction with people who want to live a simpler life with fewer possessions and financial obligations, and who want to have a smaller environmental footprint. Some nonprofits are eyeing them as a possible solution for people priced out of housing markets.
Are Tiny Houses the Answer?
Are Tiny Houses the Answer?

Sarah Hastings’ 190-square-foot home was on 3 acres of farmland next to a small garden in Hadley, Massachusetts. Now it’s in storage.

The 23-year-old recent college graduate built the house while she was a student at Mount Holyoke College.

Like many who want to live in a “tiny house,” she has struggled to find a place to put it.

Rebecca Beitsch
Where Do Tiny Houses Belong?

- The difficulty has been where to place them.
- Those built on foundations must meet local building and zoning regulations.
- Many tiny houses are built off-site, sometimes without knowing where they will ultimately rest.
- That makes it difficult to know which building codes to meet, especially if owners plan to move them from place to place.
Building Standards?

“It’s kind of the Wild West of building,” said Tony Gilchriest, a builder based in Washington, D.C. The lack of clear standards makes some builders cautious. If built on a rolling chassis they must be sturdy enough to be driven down the highway at 60 mph.
Building Standards?

- Concerns have given rise to a cottage industry of firms willing to certify that a tiny house is safe.

- Chuck Ballard with Pacific West Associates Inc. said his company reviews architectural plans and photos of construction before issuing the certification, which costs around $2,000.
NOAH
(National Organization of Alternative Housing)

Their mission is to unite the Tiny House industry and to protect and serve:

- Manufactures & Component Suppliers
- Do-It-Yourselfers & Future Owners
- Lenders & Insurers
NOAH
(National Organization of Alternative Housing)

Third-Party Inspection
NOAH inspects each Tiny House structure at 5 - specific phases of construction for compliance to the NOAH Standard.

- Foundation
- Trailer & Attachment
- Framing & All- Trades (electrical, plumbing & HVAC)
- Insulation
- Final

NOAH inspections are performed by InterNACHI Certified Professional Inspectors.
HCD Information Bulletin 2016-01

Intended to clarify the legality of use, design and construction of tiny houses.

Identifies the different types of tiny houses.

- Recreational vehicle
- Manufactured home
- Factory built housing
- Site constructed
Tiny houses must receive one of several types of State or local government approvals dependent on:

- Design of the structure
- Location of its installation
Types of Tiny Houses

Due to confusion about which building code standards apply to tiny houses, they are often mischaracterized. A tiny house must comply with the standards of, and be approved as one of the following types of structures:

- HUD-Code manufactured home (MH)
- California Residential Code or California Building Code
- Factory-built housing (FBH)
- Recreational vehicle (RV)
- Park trailer (PT)
- Camping cabin (CC)

The approving agency will vary depending upon whether the tiny house is located on a residential lot, inside of a mobile home park or special occupancy park.
California Building Standards Code
Title 24

Tiny homes not classified as an Manufactured Home, Recreational Vehicle, Park Trailer or Camping Cabin are required to comply with T-24, The California Building Standards Code.

California Residential Code and California Building Code both contain the standards applicable to homes.
California Residential Code

CRC Section R202, CRC Chapter 2 Definitions, defines a dwelling as
“...any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.”
California Residential Code

CRC Section R202, CRC
Chapter 2

It also defines a dwelling unit as “a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.”
California Residential Code

The requirements in the CBSC include, but are not limited to:

- structural
- plumbing
- electrical
- energy
- mechanical
- fire protection standards
California Residential Code

Other requirements include:

- light
- ventilation
- heating
- minimum room sizes
- ceiling heights
- sanitation, toilet, bath and shower spaces
- emergency escape and rescue openings
- means of egress
- smoke alarms and carbon monoxide alarms
Dwelling units must meet all the minimum requirements found with the CBSC, including the following:

- Minimum ceiling height of 7 feet 6 inches, with several exceptions.
- A minimum of one room with at least \(120 - 70\) square feet of gross floor area.
- A net floor area of not less than 70 square feet for all other habitable rooms.
California Residential Building Code

One exception to the general standards is found in CRC allows an Efficiency Dwelling Unit:

- A living room of not less than 220 square feet of floor area, and an additional 100 square feet of floor area for each occupant of the unit in excess of two.
- A kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches, and a separate closet.
- Light and ventilation conforming to the CRC
In accordance with the 2016 CRC, a dwelling unit could be sized to accommodate a habitable room(s) with a minimum of 70 square feet; contain a bathroom including water closet, lavatory and bathtub or shower; and a kitchen area with a sink.

Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable rooms.
Authority Having Jurisdiction

Enforcement of construction and maintenance of housing units constructed to the CBSC/CRC standards are performed by local building departments pursuant to Health and Safety Code.
IRC Appendix
Proposed Code Change (DISAPPROVED)

R327.1 General. Small houses shall comply with the requirements of this code except as follows:

1. Access to basements, underfloor spaces, and lofts shall be by means of alternating tread devices, ladders or any means that complies with Section R311.
2. The minimum floor areas of Section R304 shall not apply.
3. The minimum ceiling height requirements of Section R305 shall not apply.
4. Lofts used as sleeping areas shall not be required to comply with Section R310 provided that the loft opens to a floor containing an emergency escape and rescue opening.
5. Basements and underfloor areas shall not be required to comply with Section R310 provided that the basement or underfloor area does not contain sleeping rooms.
6. The minimum door sizes of Section R311.2 shall not apply.
7. The hallway width requirements of Section R311.6 shall not apply.
8. The guard Requirements of Section R312 shall not apply to lofts.
9. The automatic fire sprinkler requirements of Section R313 shall not apply.
IRC Appendix
Proposed Code Change (Approved)

CHAPTER PART AV103—CEILING HEIGHT

AV103.1 Minimum ceiling height.

- Habitable space and hallways in tiny houses shall have a ceiling height of not less than 6 feet 8 inches.
- Bathrooms, toilet rooms, and kitchens shall have a ceiling height of not less than 6 feet 4 inches.

**Exception:** Ceiling heights in lofts are permitted to be less than 6 feet 8 inches.
AV104.1 Minimum loft area and dimensions.

- Lofts shall have a floor area of not less than 35 square feet.
- Lofts shall be not less than 5 feet in any horizontal dimension.
- Portions of a loft with a sloping ceiling measuring less than 3 feet shall not be considered as required area for the loft.
AV104.2 Loft access.

- Stairways accessing a loft shall not be less than 17 inches wide above the handrail.
- The minimum width below the handrail shall be not less than 20 inches.
- The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches.
- Risers for stairs accessing a loft shall be not less than 7 inches and not more than 12 inches in height.
- Tread depth and riser height shall be calculated in accordance with one of the following formulas:
  1. The tread depth shall be 20 inches (508 mm) minus 4/3 of the riser height, or
  2. The riser height shall be 15 inches (381 mm) minus 3/4 of the tread depth.
AV104.2.1.4 Landing platforms.
The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches.
The landing platform shall be 18 inches to 22 inches in depth measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches in height.

- Handrails shall comply with Section R311.7.8.
- Guards at open sides of stairways shall comply with Section R312.1.
AV104.2.2 Ladders.

- Ladders accessing lofts shall have a rung width of not less than 12 inches and 10 inches to 14 inches spacing between rungs.
- Ladders shall be capable of supporting a 200 pound load on any rung.
- Ladders shall be installed at 70 to 80 degrees from horizontal.
- Alternating tread devices accessing lofts shall comply with Sections R311.7.11.1 and R311.7.11.2.
- Ships ladders accessing lofts shall comply with Sections R311.7.12.1 and R311.7.12.2.
- Loft guards shall be located along the open side of lofts.
- Loft guards shall not be less than 36 inches in height or one-half of the clear height to the ceiling, whichever is less.
CHAPTER PART AV105—EMERGENCY ESCAPE AND RESCUE OPENINGS

AV105.1 General. Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

• Exception: Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.
Factory Built Housing

Factory-built Housing ("FBH") are residential structures designed, constructed, and installed pursuant to California Building Standards Code requirements.

A FBH unit is a residential structure constructed in an off-site location for placement on a foundation.
Factory Built Housing

FBH may or may not be constructed and transported on a chassis.

HCD is responsible for the development and enforcement of FBH standards.

The local building departments are responsible for approval of the installation of FBH.

HCD has not approved any tiny home FBH units, and the ability in the future to approve such units would depend on their compliance with the statutory and regulatory requirements.
Manufactured Homes

Manufactured Homes must meet all applicable federal HUD standards as well as a number of state standards found in the Manufactured Housing Act of 1980:
MHs may be occupied outside or inside of mobilehome parks and installation and approval for occupancy is governed by the Mobilehome Parks Act.
Manufactured Homes

Either HCD or a local enforcement agency is obligated to ensure that any residential structures on a park lot or outside of a park complies with code requirements.
Manufactured Homes

"Manufactured home," means a structure that:

- Was constructed on or after June 15, 1976
- Is transportable in one or more sections
- Is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet
- Is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation.
- Includes the plumbing, heating, air conditioning, and electrical systems.
Manufactured Homes

HCD may adopt rules and regulations that are reasonably consistent with recognized and accepted principles for:

- structural
- fire safety
- plumbing
- heat-producing
- electrical systems

_to protect the health and safety of the people of this state from dangers inherent in the use of substandard and unsafe structural, fire safety, plumbing, heat-producing, and electrical systems, equipment and installations._
Recreational Vehicles

Recreational Vehicles (RVs) are defined in HSC Section 18010. RVs may include:

- motor home
- travel trailer
- truck camper
- camping trailer

With or without motive power, designed for human habitation for recreational, emergency or other occupancy.

*RVs are not intended for occupancy as a permanent dwelling.*

*Do not fall under the jurisdiction of HCD or local building departments*
Recreational Vehicles

An RV meets the following criteria:

- It contains *less than* 320 square feet of internal living room area, excluding built-in equipment, such as wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.
Recreational Vehicles

An RV meets all of the following criteria:

- It is self-propelled, truck-mounted, or permanently towable on the highways without a permit and is built on a single chassis.
Recreational Vehicles

RVs constructed on or after January 1, 1999, but before July 14, 2005, must comply with the ANSI A119.5 standard.
Recreational Vehicles

RVs manufactured on or after July 14, 2005, must be constructed in accordance with the NFPA 1192 standard.
Recreational Vehicles

Compliance with ANSI A119.5 or NFPA 1192 can be determined by an owner-provided label or insignia similar to those issued by the Recreational Vehicle Industry Association (RVIA) that is permanently affixed to the RV. An insignia issued exclusively by RVIA is not required (HSC Section 18027.3).

For more information regarding RVIA certification, see http://www.rvia.org/
Any recreational vehicle manufactured on or after January 1, 1999, that is offered for sale, sold, rented, or leased within this state shall bear a label or an insignia indicating the manufacturer’s compliance with the American National Standards Institute or National Fire Protection Association standard specified in subdivision (b) or (c).
Park Trailers

Park Trailers (PTs) are a type of recreational vehicle defined in HSC Section 18009.3 and often are considered tiny houses built on a chassis with wheels. However, these are not permanent dwellings and are not approved by HCD or local building departments.
Park Trailers

PTs, like RVs, are designed as temporary living quarters for recreational or seasonal use only, and not as a year-round or permanent dwelling.
Park Trailers

PTs are constructed to ANSI A119.5 and NFPA 1192 standards and are certified by the manufacturer with a label of approval, such as those provided by the RVIA, or owner-provided.
Park Trailers

PT standards are specified by state law and include, but are not limited to, the following requirements:

- It contains 400 square feet or less of gross floor area when set up, excluding loft area space if that loft area space meets the requirements of HSC Sections 18009.3(b) and 18033.
- It may not exceed 14 feet in width at the maximum horizontal projection.
Camping Cabins

- A camping cabin is a special relocatable hard sided structure with a floor area less than 400 square feet without plumbing designed to be used only within a recreational vehicle park.
- It may contain an electrical system, including electrical space conditioning, but is otherwise limited with respect to internal appliances and facilities.
Camping Cabins

- Standards for a CC are provided in HSC §§18662.5 and 18871.11 and Title 25, CCR §2327.
- Either HCD or a local enforcement agency which has assumed enforcement authority for the SOPA, pursuant to HSC §18865, is obligated to ensure that any residential structures on a park lot comply with statutory construction and maintenance code requirements.
What is an Accessory Dwelling Unit (ADU)

An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons and generally takes three forms:

- **Detached**: The unit is separated from the primary structure
- **Attached**: The unit is attached to the primary structure
- **Repurposed Existing Space**: Space within the primary residence is converted into an independent living unit
SB 1069
Reduces parking requirements to one space per bedroom or unit.
The legislation authorizes off street parking to be tandem or in setback areas.
SB 1069 also prohibits parking requirements if the ADU meets any of the following:
• Is within a half mile from public transit.
• Is within an architecturally and historically significant historic district.
• Is part of an existing primary residence or an existing accessory structure.
• Is in an area where on-street parking permits are required, but not offered to the occupant of the ADU.
• Is located within one block of a car share area.
SB 1069

- SB 1069 provides that ADUs shall not be considered new residential uses for the purpose of calculating utility connection fees.
- The bill prohibits a local agency from requiring an ADU applicant to install a new or separate utility connection.
- For attached and detached ADUs, the fee or charge must be proportionate to the burden of the unit.
- Fire sprinklers shall not be required in an accessory unit if they are not required in the primary residence.
SB 1069

ADUs within Existing Space

- Local governments must ministerially approve an application if the unit is:
- Contained within an existing residence or accessory structure.
- Has independent exterior access from the existing residence.
- Has side and rear setbacks that are sufficient for fire safety.

SB 1069 prohibits a local government from adopting an ordinance that precludes ADUs.
AB 2299

Requires a local government to ministerially approve ADUs if the unit complies with certain parking requirements, the maximum allowable size of an attached ADU, and setback requirements, as follows:

- The unit is not intended for sale separate from the primary residence and may be rented.
- The lot is zoned for single-family or multifamily use and contains an existing, single-family dwelling.
- The unit is either attached to an existing dwelling or located within the living area of the existing dwelling or detached and on the same lot.
- The increased floor area of the unit does not exceed 50% of the existing living area, with a maximum increase in floor area of 1,200 square feet.
- The total area of floor space for a detached accessory dwelling unit does not exceed 1,200 square feet.
- No passageway can be required.
- No setback can be required from an existing garage that is converted to an ADU.
AB 2299

Impact on Existing Accessory Dwelling Unit Ordinances
AB 2299 provides that any existing ADU ordinance that does not meet the bill’s requirements is null and void upon the date the bill becomes effective (1/1/17).
AB 2406

Creates more flexibility for housing options by authorizing local governments to permit junior accessory dwelling units (JADU) through an ordinance.

The bill defines JADUs to be a unit that cannot exceed 500 square feet and must be completely contained within the space of an existing residential structure.

Required Components

- Limit to one JADU per residential lot zoned for single-family residences.
- The single-family residence in which the JADU is created or JADU must be occupied by the owner of the residence.
- The owner must record a deed restriction stating that the JADU cannot be sold separately from the single-family residence.
- The JADU must be located entirely within the existing structure of the single-family residence and JADU have its own separate entrance.
- The JADU must include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. No gas or 220V circuits are allowed.
- The JADU may share a bath with the primary residence or have its own bath.
AB 2406

Prohibited Components

- This bill prohibits a local JADU ordinance from requiring:
- Additional parking as a condition to grant a permit.
- Applying additional water, sewer and power connection fees.
- No connections are needed as these utilities have already been accounted for in the original permit for the home.
Types of Tiny House “Villages”

- Emergency and transitional housing villages
- Rental and ownership housing types (that may be individual units or in a village)
14 Forward, Yuba County, CA

**Developer:** Yuba County planned and built the development; Tuff Shed and Habitat for Humanity built the shelter, insulation, and radiant barrier

**Year Developed:** 2016

**Type of Community:** Temporary

**Location/Surrounding Uses:** 14th Street in West Marysville near Twin Cities Rescue Mission (shelter), levee on one side, and a train trestle and residential units to the other side

**Provision of Land:** County-owned lot, originally vacant space

**Operator:** Yuba County

**Type of Unit and Construction:** Onsite building with prefabricated material, Tuff shed

**Tenure and Cost:** Free temporary stay (up to 84 days with extension)

**Number of Units/Density:** 20 units, (up to 40 residents)

**Size of Units:** 8x14 ft. (Total area: 1 acre)

**Outcomes:** The project humanized the homeless population when the community and media made contact with the encampment residents.

**Challenges:** Health officials raised a red flag in January, concerned about the trash and raw sewage around camps that endangered homeless and the general public. Johnny Woods, house manager of rescue center, is worried about keeping peace and sobriety.
Tiny House Village, Seattle, WA

Year Developed: 2016  
Type of Community: Transitional on church property  
Location/Surrounding Uses: Seattle, WA;  
Type of Unit and Construction: On-site housing, One-story dwelling, additional tents  
Tenure and Cost: Rented, $90/month  
Number of Units/Density: 14 (), currently 50 residents  
Size of Units: 8 by 12 feet, units spaced 3 feet apart (Total village area: 7,260 s.f. or 0.2 acre)  
Common Area Amenities: Community kitchen in large tents, BBQ grills, seating areas with picnic tables and patio furniture Insulated, shared bathroom pavilion with shower, security (via guard duty by residents), desk receptionist  
Building Code Requirements: Each unit has to be less than 120 s.f to bypass building code. Site inspection: City inspects overall site, electrical wiring (the pole, the trenching, and each individual hook up), and plumbing.  
Zoning/Permitted Uses: Single-family zone, Accessory use to permitted church use  
Utilities: Basic electricity, water, and sewage. No fire sprinkler. Each tiny house has an outlet, and the power is enough for a light and a ventilation fan.
Opportunity Village Eugene, Eugene, OR

Year Developed: 2013

Type of Community: Transitional and Conditional Use

Location/Surrounding Uses: Eugene, OR (West Eugene),

Type of Unit and Construction: Conestoga Huts, One-story bungalows built on-site

Tenure and Cost: Rented, $30/month

Number of Units/Density: 30 houses (Total: 35 residents, up to 45)

Size of Units: 60-80 s.f. (8x8 ft. and 8x10 ft.)

Demonstrates Potential Types of Tiny Houses Emergency and Transitional Housing Villages for homeless individuals

Common Area Amenities: bath, laundry, kitchen and workshop

Building Code Requirements: **City Inspection: None of the shelters fit city’s code definition of dwelling/residence. Building official inspected for safety and exempted units from official building code restrictions.

Zoning/Permitted Uses: RV travel trailer, Conditional Use Permit (See OVE City Contract PDF) All structures shall be built on temporary foundations and shall be removed from the Site as quickly as is reasonably possible following Termination.
The Village of Wildflowers, Flat Rock, NC (Rental & Ownership)

Developer: Gil Gilman
Year Developed: 2008
Type of Community: Permanent
Location/Surrounding Uses: 24 Empire Lane, Flat Rock, NC; Agricultural area consisting of hiking trails and farm, 30 minutes away from City of Ashville
Provision of Land: Gilman (bought land that was zoned RV Park)
Operator: Village management team
Type of Unit and Construction: Manufactured with wheels, Park models, Tiny Towable
Tenure and Cost: Rental ($179+/night or $440+/month), Own ($69,999+)
**Lots are leased for initial terms of 1-3 years.
**Lot rents can be paid monthly or annually.
Number of Units/Density: 32 (Planning to build up to 140 lots), no restrictions of # of residents in each unit
Size of Units: approx. 400 s.f. (Total: 26 acres)
Building Code Requirements: No Building Code requirements due to it being 400 s.f. and less; follows NOAH (National Organization of Alternative Housing) standards
Zoning/Permitted Uses: Legal Tiny Home Community allowed by Henderson County
Oak Haven, Ojai, California
(Rental & Ownership)

Developer: Newport Pacific Modular Lifestyles

Year Developed: 2015

Type of Community: Senior housing community

Location: 1885 Maricopa Highway, Ojai, California

Provision of Land: Ventura County (gave the company the parcel to develop affordable housing in 2007)

Tenure and Cost: $595/month plus utilities

Number of units: 22 units (Total: 3 acre)

Project Summary: Oak Haven is a 62+ gated senior housing community. Modular Lifestyles Senior Home Division offers custom designed Age-In-Place solar powered manufactured homes. This community serves Baby Boomers, who wish to live in a community with others of the same age and similar interests. Oak Haven’s independent senior home community allows for a great deal of social activities and travel destinations, while offering a distinctive Ojai rural experience.
Caravan—The Tiny House Hotel, Portland, OR (Rental & Ownership)

Developer: Deb Delman and Kol Peterson
Year Developed: 2013
Type of Community: Temporary Hotel Stay
Location/Surrounding Uses: Portland, OR;
Provision of Land: Urban lot
Type of Unit and Construction: Commercial Use
Tenure and Cost: Rented, ($145+/night/person) plus $25/day for extra guests over age 10
Number of Units/Density: 6 units, 2 – 4 residents each
Size of Units: 120-170 s.f.
Project Summary: Caravan is the first legal commercial application of tiny houses in the United States.
All of the tiny houses have a sitting area, a kitchen, and lots of locally made art.
Each tiny house comes equipped with a microwave, stove-top burner, refrigerator, a high-end sound machine in case you like to listen to relaxing sounds when you go to sleep, and lots more.
The tiny homes also include high quality bedding and linens, handmade quilts, plenty of kitchen supplies, and Italian coffee makers and organic coffee.
Zoning/Permitted Uses: RV Park
Zero-Net Energy Accessory Dwelling Unit, Berkeley, CA

Developer: Karen Chapple and class of students
Year Developed: 2010
Type of House: Accessory Dwelling Unit (ADU) in Chapple’s backyard
Location: Berkeley suburb, located near BART downtown Berkeley station
Land Provided: Given by Chapple seeing as it is her own backyard
Cost: $98,000
Number of Units per Backyard possible: 1 unit
Size of Unit: 450 s.f.
Questions?

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