

## **Simplistic living/ Tiny homes / Minimalist / RV's / Shed-house**

The currently adopted building code for Bedford County, TN is the 2015 International Residential Code (IRC). Bedford County does not require a minimum total sq footage requirement, per se, for any home built, but the structure must meet minimum code standards related to R304 dimensional characteristics.

With respect to the placement or construction of any building/structure (RV/mini barn/ shed/ accessory building or home), there are two permits required: a zoning and a building permit.

### Zoning Permit

The zoning permit process ensures, first and foremost, citizens do not invest into structures, land uses, or residential solution which are forbidden. The permitting process ensures citizens are pursuing something they will actually be able to do, and not be required to remove or deconstruct after investing. Second, to this, the zoning permit process ensures you place buildings in locations on a lot allowed for the structure. This ensures you will not be required to move a structure after placement or construction.

All homes require a zoning permit and must meet the adopted Bedford County Zoning Ordinance.

**Important:** The adopted Bedford County Zoning Ordinance does not permit any person(s) to permanently live in a RV or the like. A RV cannot be permanently connected to a waste system. Tiny Homes are a permitted item in our zoning resolution, however, pre-manufactured tiny homes may or may not meet our adopted building code. A review of the structural elements and plans will determine its compliance. Many Ready- Removable structures are not built to meet building code safety minimums or with the intention of being used as living spaces.

### Building Permit

The building permit process ensures the applicant knows, up front, what is required of the builder/owner with respect to the construction of a building or the structural, wind, fire, energy and material requirements to make certain the builder/owner understands the economics and full commitment of the building/erection-placement process. Plans and drawings are required to be submitted in order for a thorough review to take place.

A building permit is required for any "tiny" home. A container or school/job site portable cannot be converted into a dwelling without engineered plans to bring the structure up to minimum building codes. All structures used as dwellings must meet currently adopted 2015 IRC codes. Ready-built tiny homes must be built by a state licensed tiny home builder.

**Important:** State Law prohibits the conversion of pre-manufactured mini-barns into residential dwellings. Ready-removables may have electric wiring but cannot have plumbing systems.

**§ 68-126-311 (b)** No ready-removable shall be modified for use as residential, recreational, or emergency housing in this state.

**Additional minimum requirements to consider for minimalist/tiny home construction:**

- All materials used must be rated and approved.
- Must have a permanent foundation.
- Must have an approved subsurface sewage disposal system. (T.D.E.C)
- Meet minimum IRC framing requirements and spans.
- Meet minimum energy code & insulation requirements.
- Contain an approved heat source.
- Requires an Electrical permit from the state.
- Proper egress and fire safety.
- Proper stairs (if applicable).
- Permanent potable water source.
- Hot water shall be supplied to kitchen and bath plumbing fixtures.
- R304 Minimum room areas: Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m<sup>2</sup>). Exception: Kitchens.
- Habitable rooms shall not be less than 7 feet wide in any horizontal dimension. Exception: Kitchens.  
\*Portions of a room with a sloping ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.
- R306 Sanitation: Every dwelling unit shall be provided with a kitchen area with sink and a water closet, lavatory, and a bathtub or shower (with exhaust fan)
- R307.1 Space required: Bathroom fixtures shall be spaced in accordance with Figure R307.1 in the IRC
  - 30"x30" minimum shower size
  - 21" clearance in front of toilet and sink (can overlap)
  - 24" clearance for shower door
  - 15" from center of toilet to side wall

Camping:

Temporary camping is exempt from the Bedford County Zoning Resolution. Camping may occur for periods not to exceed thirty (30) days. Campgrounds, however, are regulated by the Bedford County Zoning Resolution.