

BCA-2024-02

**Tiny Houses Amendment to
City of Douglas Building
Codes**

June 12, 2024
Mayor and Council
Staff Presentation

Appendix Q

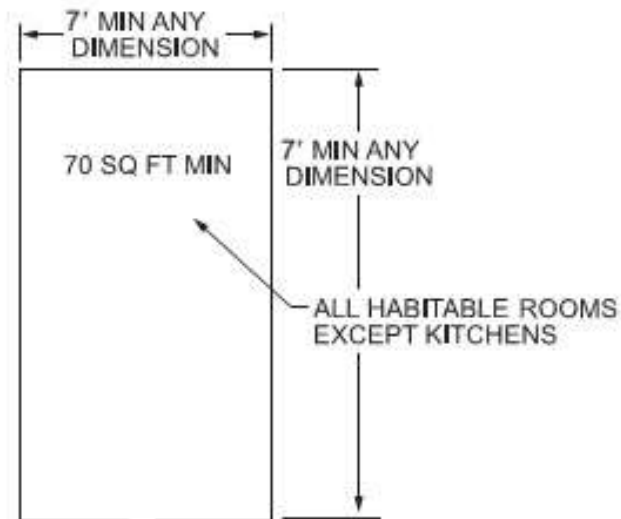
- The Appendix is applicable to Tiny Houses used as single dwelling units- must be 400 SF in size or less
 - Tiny houses must comply with the International Residential Code Except as otherwise stated in the Appendix Q
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Minimum Room Dimensions

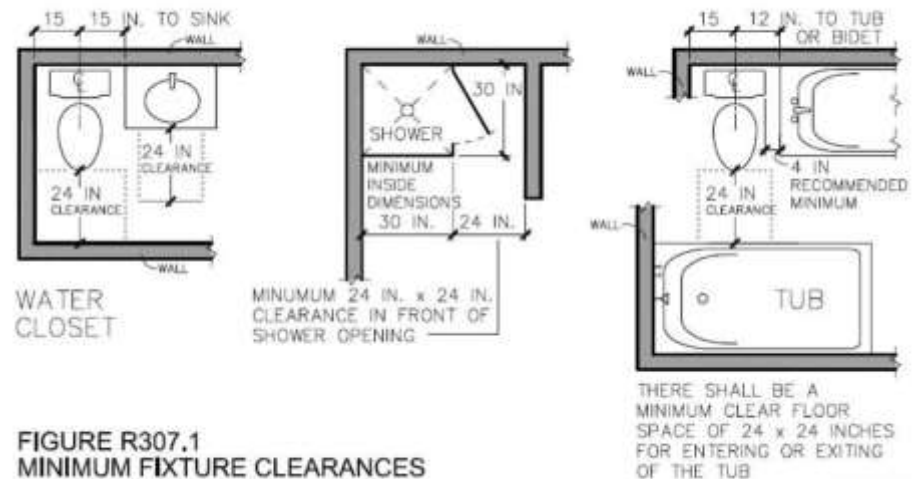
Habitable rooms shall have a floor area not less than 70 SF (one room must be at least 120 SF) and shall not be less than 7 Feet in any direction (Exception: Kitchens)

Kitchens: Each dwelling unit needs a kitchen area and shall be provided with a sink.

Bathrooms: Water Closet, Shower or Bathtub, Lavatory and meet minimum sizing and clearances per R307.1



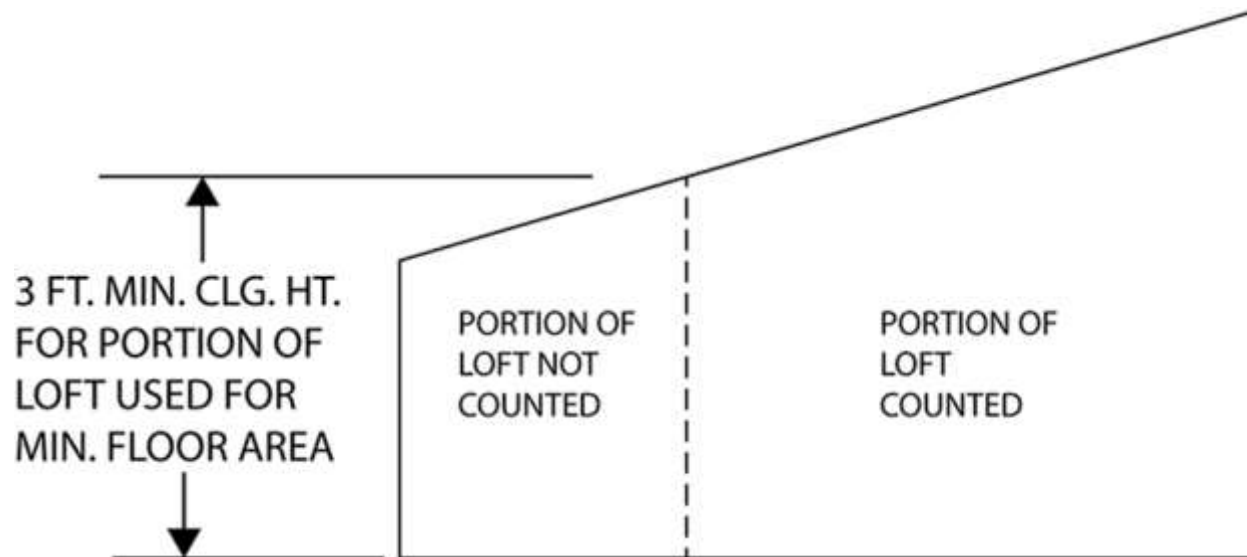
Habitable Room Dimensions



Fixture Clearances

Loft Requirements

- Minimum loft area. Lofts shall have a floor area of not less than 35 SF
 - Minimum loft dimensions. Lofts shall be not less than 5 feet in any horizontal dimension.
 - Height Effect. Portions of a loft with a sloping ceiling measuring less than 3 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.
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Height Effect on Loft Area

Other Features Requirements

- Stairs and Landings - Width, headroom, treads and risers – all requirements make compact spaces more feasible
 - Handrail/guards – designed with compact spaces and loft safety in mind
 - Ladders – size, capacity, and incline specified. Ships ladders permitted
 - Emergency Escape and rescue openings required
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Planning & Zoning Commission

- Public Hearing held 6/6/24
 - No members from the public attended
 - Commission directed staff to bring forward a future work session regarding zoning considerations related to tiny houses
 - Commission unanimously (5-0) recommended approval of BCA 2024-02
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Staff Recommends Approval

If approved, an adoption reference will be added to Chapter 15.04.010 of the DMC. A new section will also be added to the DMC (15.04.040), which will include local amendments as proposed by staff.
