



TINY HOMES Frequently Asked Questions

A Dwelling Unit is allowed in all zone districts within the County. However, **not all “Tiny Homes” are considered a Dwelling Unit.** In order to be considered a Dwelling Unit the following must be met:

A Dwelling Unit must meet and be permitted to the 2015 International Residential Building Code (“IRC”).

The IRC stipulates that Dwelling Units are constructed using certain standards, some of those that are relevant to tiny homes include:

- A Dwelling Unit must have a foundation. As such, the unit cannot be on wheels which precludes Park Models and other typical Recreational Vehicles as allowable Dwelling Units. Units on a chassis may be allowable if they meet the foundation-related provision of the IRC.
- Tiny homes can be site built. Pre-built units must have a Division of Housing Label from the State similar to what manufactured homes have.
- A Dwelling Unit must have a kitchen with a sink.
- A Dwelling Unit must have a toilet, lavatory, and a bathtub/shower and must have running hot and cold water.
- A Dwelling Unit must be hooked up to a sanitary sewer or approved On-Site Wastewater Disposal System (OWTS). The OWTS does allow for alternative types of sanitary sewer including composting toilets.
- A Dwelling Unit must have one habitable room of 70 square feet (kitchen may be a part of this room) with a minimum dimension of 7 feet in any horizontal dimension.
- A Dwelling Unit must have a smoke and carbon monoxide alarm.
- A Dwelling Unit must be a heated structure.
- A Dwelling Unit must meet all engineering requirements for Garfield County including snow load and wind load requirements.
- Tiny homes must meet the specific requirements for lofts, loft access, and emergency egress from lofts as per Appendix V of the IRC (See Website).
- If the Tiny House is being used as a second or Accessory Dwelling Unit on a property, a land use permit is required prior to obtaining a building permit.
- Verify if there are any Home Owner Associations or covenants that might limit the minimum size of dwelling units for your neighborhood.

Please call Community Development at 970-945-8212 with any questions that you might have.

