



Lumpkin County Tiny Home Guidelines



Overview:

A tiny house is typically defined as a single-family home, generally 400 sq. ft. or less, excluding lofts. Tiny homes are built in different ways, and it is important to identify which types of tiny homes fall within the scope and application of building codes and Lumpkin County Land Use and Development Codes. The four types of tiny homes are:

- Recreational Vehicles
- Manufactured (mobile homes)
- Residential (modular) Industrialized Buildings
- Site-built dwellings
- Shipping Container Homes

It is important to note that the only tiny homes that are allowed in Lumpkin County are Residential (modular) Industrialized Buildings, Site-built dwellings, and certified Shipping Container Homes.

Approved

Residential Industrialized (Modular) Buildings.

A residential industrialized (modular) building is defined as a dwelling unit designed and constructed to comply with the Georgia State Residential Code and is fabricated or assembled wholly or in part in a manufacturing facility and cannot be inspected at the installation site without disassembly, damage to, or destruction thereof.

They cannot contain a permanent metal chassis and shall be affixed to permanent load-bearing foundation.

- Residential Industrialized (modular) buildings are built to the same code requirements as stick-built homes.
- Every industrialized building is fully inspected during the open construction phase in the factory.
- Upon completion, A DCA insignia is affixed to each module or unit which certifies it complies with state codes.

Site-Built Dwellings

Site-built or stick-built dwellings are residential buildings or structures that are built on the construction site. Typically, they are built on permanent foundations and are not designed or intended to be moved or relocated.

All site-built or stick-built dwellings must comply with the current International Residential Code (IRC) for One- and Two-Family Dwellings and must be constructed by a State Licensed Contractor.

State law requires:

- Site-built tiny homes must be built on permanent foundations.
- Must be constructed by state licensed contractors.

If you are looking to purchase a Residential Industrialized (Modular) Home it is important to make sure that they are on the approved manufacturer's list per the State of Georgia. If the manufacturer is not on this list, the tiny home will not be accepted in Lumpkin County. You can find the approved list here: <https://www.dca.ga.gov/sites/default/files/gamanufacturers12-30-19.pdf>.



Shipping Containers

A shipping container building module is defined as a new or used container which has been inspected, tested and certified by an approved third-party agency in accordance with approved quality control and inspection protocols.

- All shipping containers that are approved by the GA IB Program will have a DCA insignia or state label.
- This insignia certifies that the container was has been third party inspected in the plant and complies with all state codes.



It is important to remember that if your tiny home is classified as a Recreational Vehicle or a Manufactured (Mobile) Home they are not allowed to be used as a permanent residence in Lumpkin County. They are not regulated by building codes and because of this, cannot be treated as a residence. If your tiny home has a permanent metal chassis and is permanently on wheels it fall into this category.

Not Approved

Recreational Vehicles

A recreational vehicle (RV) is a motor home, travel trailer, truck camper or camping trailer designed for recreational or emergency human habitation. RVs must comply with American National Standards Institute (ANSI).

They are intended for recreational or seasonal use only and are classified as recreational vehicles or park models.

- Tiny homes that are built on a utility trailer chassis with wheels are often referred to as Tiny Homes on Wheels (THOWs), they are wheeled vehicles which do not fall within the scope of state's building codes.
- A park model is a vehicular-type unit with a floor area of 400 sq. ft. or less.
- Park models can be semi or permanently sited.
- Siting of RVs, Park Models, and THOWs is regulated and controlled by local governments.



Manufactured (Mobile) Homes

Manufactured (mobile) homes are factory built on a metal chassis which complies with HUD federal code regulations.

All manufactured homes must meet the National Manufactured Housing Construction and Safety Standards Acts of 1974.

Manufactured (mobile) homes are not regulated



Lumpkin County Regulation in regards to tiny homes:

Chapter 30, Section 4 (4).

Any vehicle that can be or has been licensed by the state for use on the highways such as a bus, camper or motor home cannot be used as a residence in Lumpkin County and shall not be provided an address. These units may not be approved for a separate electric meter or permanent connection to a sewage disposal system. Occupancy is considered temporary and limited to 90 days maximum without approval of a variance from the planning commission.

For more information regarding tiny homes check out the link below!

Tiny House Fact Sheet

https://www.dca.ga.gov/sites/default/files/georgia_tiny_house_fact_sheet_7-final_51718.pdf

Residential Industrialized (Modular) Buildings.

<https://www.dca.ga.gov/sites/default/files/gamanufacturers12-30-19.pdf>

Site-Built Dwellings

<https://codes.iccsafe.org/content/IRC2018/appendix-q-tiny-houses>

Shipping Container Homes

https://www.dca.ga.gov/sites/default/files/new_ib_rules_and_bulletins_-_effective_july_1_2018.pdf

Recreational Vehicles

<https://www.rvia.org/>

Manufactured (Mobile) Homes

<https://www.oci.ga.gov/resources/Documents/FireMarshal%20-%20Rules%20and%20Regulations/120-3-7%20Manufactured%20and%20Mobile%20Homes.pdf>