

TRAILERS, COACHES, TINY HOUSE ON WHEELS

- Just a reminder – Trailers or wheeled units are not considered tiny houses within the Residential Code.



A Compilation Of Building Official Question And Answers Regarding Tiny Houses With A Focus On Tiny Houses On Wheels

Q: Sedona, Arizona: Do You Allow Tiny Houses On Wheels?

A: Sedona currently does not allow tiny homes on wheels (T.O.W.) to be placed on single-family-zoned residential lots. I have to be specific in my response as we do have one RV-zoned parcel that cannot add any additional RVs (they are at their max. allowed number), but I assume that it is possible to replace an existing one with an RV designed as a T.O.W.

Q: Does The IRC Or IBC Address Tiny Houses On Wheels?

A: Hi Janet.

I think you give me too much credit, and I hope I don't disappoint you with this answer.

A Tiny House on Wheels does not fall within the scope of the IRC or the IBC because those types of structures are considered RVs that are regulated by the D.O.T. In addition, tiny homes on wheels do not meet many of the requirements of the IRC and IBC, including that the exterior walls must be supported fully supported by approved footings able to accommodate and transfer the loads per IRC Section 301 or IBC Chapter 16.

Hope this helps. However, you or your organization may also want to contact the International Code Council (ICC), the organization who puts out the IRC and IBC to get a more in-depth answer.

Regards,
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Q: Houston, Texas: Do You Allow Tiny Homes As Full Time Residences?

A: Yes as of April 1 2022 the City of Houston has begun to permit tiny homes that are 400 square feet or less in size.

Q: Does The IRC Or IBC Address Tiny Homes On Wheels?

A: The 2015 IRC/IBC does not, the City of Houston has adopted an amendment to the 2015 IRC to address tiny house construction. The amendment does not allow for wheels, the construction is to be set on a permanent foundation.

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Q: Superior, Wi. Do You Allow Tiny Homes As Full Time Residences?

A: Good morning Janet

Any residential structure will be held to UDC (Uniform Dwelling Code) standards. Any residential structure will be held to UDC (Uniform Dwelling Code) standards. I have copied members of our Zoning Department to this email to answer your first question.

Thank you for reaching out.

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Sam Dotterwick
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Q: Does The IRC or IBC Address Tiny Homes On Wheels?

A: Janet...good morning...any tiny home on wheels would need to locate within a mobile home park.

Thanks.

Jason Serck
Economic Development, Planning & Port Director
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Q: Missoula, Montana: Do You Allow Tiny Homes?

A: *Janet,*

Appendix Q of the 2018 IRC has been approved for adoption by local jurisdictions in the state of MT. As far as tiny homes on wheels are concerned, they would not be considered real property and would be treated in the same manner as an RV or camper. RVs and campers are not allowed to be used as permanent residences on city lots and would need to have an IRC approved foundation to be considered real property vs personal property.

Regards,

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Q: Bend, Oregon: Do You Allow Tiny Homes And Does The IRC Address Tiny Houses On Wheels?

A: *Hi Janet*

Building safety currently does not regulate the construction of Tiny Homes on Wheels. Bend Code currently classifies these as an RV and does not allow for permanent use at a site other than in RV parks. You can get more information on that from our planning department at planning@bendoregon.gov. The 2018 IRC has an appendix Q for tiny homes but does not address wheels. Oregon building codes division has determined that building codes will not regulate these at this time.

Hope this helps,

Brad Mandal C.B.O.
Assistant Building Official
O: 541-312-4901 | www.bendoregon.gov

Q: City of Royal Oak, MI: Do You Allow Tiny Homes?

A: *Properties located in the city's One-Family Residential zoning district require a dwelling unit to have a floor area no less than 1,100 square feet. Other district have differing requirements. Below is a link to the minimum floor area requirements.*

Chapter 770: Zoning

§ 770-23: Minimum floor area of dwelling units.

Article IV Zone Regulations And General Provisions.

Joseph M. Murphy
Director of Planning
Community Development Department
City of Royal Oak MI
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Q: Little Rock, Arkansas: Do You Allow Tiny Homes? Do You Allow Tiny Homes On Wheels?

A: Yes, you can have a tiny house. No, the tiny home must be anchored to a foundation and can't have wheels. Also must pass all inspections as a new home would.

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Typical Discussion Regarding Tiny Houses Lack Of Tiny House Standards Causes In Action

City of Ely Mayor Nathan Robertson asked the council if they could have the motion to include purchasing whatever it is built to mobile home standards instead of to RV standards, and Alworth quickly interrupted Robertson. "I have a problem with that and I'll tell you why," he said. "The country is doing tiny homes without your dream of a mobile home sticker thing on it. You're going to go down to Vegas and tell the manufacturer we need to buy some homes, and can you hang them and modify them the way you want it?"

*No Mr. Mayor."Building Inspector Craig Peterson noted that **it all comes down to the standards**. Alworth, clearly frustrated, interrupted Peterson to say, "They aren't going to build something for Nathan Robertson because that's how he wants it." Shortly after Alworth's comment, he asked to have all items related to the Tiny Homes, and RV Park Models be removed until more research is completed. "This is the typical government holding back, I just stated our codes are outdated and we are sitting arguing over something that has already been told we can modify and do," Alworth said. "We have got to quit talking about it and act on it, why does the City of Ely have to be way back in the woods on this?"*

[Tiny Homes Discussed As Housing Option](#)

