

# RB42-25

IRC: SECTION R301, R301.1 (New), R301.1.1 (New), R301.1, ICC Chapter 44 (New), APPENDIX BB, SECTION BB101, BB101.1

Proponents: Brad Wiseman, Garmin USA, representing Tiny Home Industry Association; Zachariah Giffin, Operation Tiny Home, representing consumers (zackgiffin@gmail.com); Amelia Dicks, representing Wind River Built (amelia@windriverbuilt.com); Nick Mosley, representing California Tiny House, Inc.

## 2024 International Residential Code

### SECTION R301 DESIGN CRITERIA

Add new text as follows:

**R301.1 Scope.** Design criteria of buildings, structures and parts thereof shall comply with this chapter.

**R301.1.1 Small residential units.** A dwelling unit that is 1,200 square feet (111.5 m<sup>2</sup>) or less constructed as a permanent residential structure, shall be constructed in accordance with ICC/THIA 1215 or this code, as applicable.

**R301.1 R301.2 Application.** *Buildings* and structures, and parts thereof, shall be constructed to safely support all loads, including *dead loads*, *live loads*, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by this code. The construction of *buildings* and structures in accordance with the provisions of this code shall result in a system that provides a complete load path that meets the requirements for the transfer of loads from their point of origin through the load-resisting elements to the foundation. *Buildings* and structures constructed as prescribed by this code are deemed to comply with the requirements of this section.

Add new standard(s) as follows:

**ICC**

International Code Council, Inc.  
200 Massachusetts Avenue, NW, Suite 250  
Washington DC 20001

1215-202x

ICC/THIA Design, Construction and Regulation of Tiny Houses for  
Permanent Occupancy

### APPENDIX BB TINY HOUSES SECTION BB101 GENERAL

Revise as follows:

**BB101.1 Scope.** This appendix shall be applicable to *tiny houses* used as single *dwelling units*. *Tiny houses* shall comply with this code except as otherwise stated in this appendix.

Exception: A permanent residential structure constructed in accordance with ICC/THIA 1215.

Reason: The proposed change seeks to include minimum requirements to safeguard public health, safety, general welfare and to address societal and industry challenges for the inspection

and regulatory compliance of small residential units, a new defined term that seeks to address structures less than 1,200 square feet that may serve as both primary and accessory residential dwelling space. This change will also serve to improve uniformity in the inspection and regulatory compliance of small residential units.

The proposed change is necessary to update the IRC to explicitly include provisions related to common design elements, construction practices and regulatory compliance requirements commonly associated with small residential units, thereby improving the uniformity and consistency of those design elements, construction practices and regulatory compliance requirements.

The proposed change will also serve to ensure that the provisions of the IRC are properly harmonized with the provisions of the ICC/THIA 1215 standard.

Finally, the proposed change will improve building officials' ability to develop and adopt regulations and practices that allow small residential units as a permissible form of residential building for permanent occupancy.

For additional information, see the ICC webpage for this standard for [ICC/THIA 1215](#).

Cost Impact: Increase

Estimated Immediate Cost Impact:

\$0.00

Estimated Immediate Cost Impact Justification (methodology and variables):

The ICC/THIA 1215 standard simply provides better focus on small residential units and the specific needs of this type of construction, so this change will not affect the cost of construction. Instead it provides a better regulatory tool which will facilitate the construction of small residential units.

Staff Analysis: A review of the following standards proposed for inclusion in the code regarding some of the key ICC criteria for referenced standards (Section 4.6 of CP#28) will be posted on the ICC website on or before April 1, 2025.

ICC 1215-202x ICC/THIA Design, Construction and Regulation of Tiny Houses for Permanent Occupancy

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