First Draft for ANSI Public Comment

Title: ICC/THIA 1215 - 202x

Design, Construction and Regulation of Small Residential Units and Tiny Houses for Permanent Occupancy

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

FOREWORD

The information contained in this foreword is not part of this American National Standard (ANS) and has not been processed in accordance with ANSI's requirements for an ANS. As such, this foreword may contain material that has not been subjected to public review or a consensus process. In addition, it does not contain requirements necessary for conformance to this standard.

This Standard will not address tiny houses used for temporary or seasonal occupancy, tiny houses installed on temporary foundations, or tiny house community development or microgrids.

In the U.S., off-site constructed units with a permanent chassis and over 320 sq ft may be subject to requirements under the HUD code. If the Authority Having Jurisdiction adopts this standard as part of its building code, the tiny house may qualify for an exemption.

Introduction

In March of 2023 the International Code Council (ICC) and the Tiny Home Industry Association (THIA) initiated a joint project to write a standard for the design, construction and regulation of tiny houses. A standard development committee was appointed by the ICC Board of Directors in November 2023, and the first meeting of that committee was in January of 2024. The scope of this standard is to provide minimum requirements for the design, construction, inspection, certification and regulatory compliance of tiny houses used for permanent occupancy to assure public safety, sustainability and resilience. This standard includes: consensus definitions for tiny houses and related terminology; prescriptive and performance-based compliance methods for tiny house permanent foundations and chassis; and plan review, inspection and certification requirements for tiny houses constructed on-site and off-site. This standard addresses tiny houses built on a foundation and those with wheels and a permanent chassis intended for permanent occupancy. This standard is written in mandatory code-intended language to support use by manufacturers and adoption by jurisdictions globally.

Off-site construction techniques continue to gain favor among contractors as a departure from conventional construction processes. In the simplest of terms, off-site construction entails the planning, design, fabrication and assembly of building elements at a location other than the location where they were fabricated. Components of a structure can be assembled in a factory-like setting and transported to the building site for final assembly. Subsequently, the finished construction is required to comply with the model building code adopted by the local authority having jurisdiction. This standard is part of ICC's series of off-site construction standards developed to address the challenges of a model regulatory program and offers a path to compliance necessary to support the off-site construction industry.

Development

This is the first edition of the International Code Council (ICC) and Tiny Home Industry Association (THIA) *Design, Construction and Regulation of Small Residential Units and Tiny Houses for Permanent Occupancy.* This standard was developed by the ICC/THIA Off-Site Construction Tiny Houses Standard Consensus Committee (IS-OSMTH) that operates under ANSI Approved ICC Consensus Procedures for the development of ICC Standards. The consensus process of ICC for promulgating standards is accredited by ANSI. The Off-Site Construction Tiny Houses Standard Consensus Committee, identified as IS-OSMTH, is a balanced committee formed and operated in accordance with ICC council policies and procedures.

The meetings of the ICC/THIA IS-OSMTH Consensus Committee were open to the public and interested individuals and organizations from across the country participated. The technical content of currently published documents on off-site and modular construction, including the 2021 International Residential Code (including Appendix AQ), and ICC/MBI Standards 1200 and 1205 served as the initial base documents with references to other existing standards was reviewed and considered by the committee. The information from these documents helped form a basis for the regulations installed in this standard, but the exact provisions adopted by the committee were determined based upon the scope and intent of this standard. The requirements of ICC/THIA 1215 are based on the intent to establish provisions consistent with the scope of the ICC family of codes and standards that are written to adequately protect public health, safety, and welfare; provisions that do not necessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products, or methods of construction.

Adoption

ICC/THIA 1215 *Design, Construction and Regulation of Small Residential Units and Tiny Houses for Permanent Occupancy* is available for adoption and use by jurisdictions throughout the United States. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction's laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the jurisdiction.

Ordinance

The *I-Codes* are designed and promulgated to be adopted by reference by ordinance. Specific *ICC Standards* may also be adopted by reference by ordinance. Jurisdictions wishing to adopt the 202X edition of ICC/THIA 1215, *Design, Construction and Regulation of Small Residential Units and Tiny Houses for Permanent Occupancy* as an enforceable regulation governing structures and premises should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

SAMPLE ORDINANCE FOR ADOPTION OF ICC/THIA 1215, DESIGN, CONSTRUCTION AND REGULATION OF TINY HOUSES FOR PERMANENT OCCUPANCY

ORDINANCE NO._____

An ordinance of the **[JURISDICTION]** adopting the 202X edition of ICC/THIA 1215, Design, Construction and Regulation of Small Residential Units and Tiny Houses for Permanent Occupancy regulating and governing the conditions and maintenance of off-site construction; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use in the **[JURISDICTION]**; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. _____ of the **[JURISDICTION]** and all other ordinances and parts of the ordinances in conflict therewith.

The **[GOVERNING BODY]** of the **[JURISDICTION]** does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the **[TITLE OF JURISDICTION'S KEEPER OF RECORDS]** of **[NAME OF JURISDICTION]**, being marked and designated as 202X edition of ICC/THIA 1215, *Design, Construction and Regulation of Small Residential Units and Tiny Houses for Permanent Occupancy*, including any Appendix Chapters, **[FILL IN THE APPENDIX CHAPTERS BEING ADOPTED, IF ANY]**, as published by the International Code Council, be and is hereby adopted as Building Code of the **[JURISDICTION]**, in the State of **[STATE NAME]** for regulating and governing the conditions and maintenance of off-site construction by providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the **[JURISDICTION]** are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

Section 2. That Ordinance No. _____ of **[JURISDICTION]** entitled **[FILL IN HERE THE COMPLETE TITLE OF THE ORDINANCE OR ORDINANCES IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION]** and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The **[GOVERNINGBODY]** hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 4. That nothing in this ordinance or in the standard hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 5. That the **[JURISDICTION'S KEEPER OF RECORDS]** is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 6. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect **[TIME PERIOD]** from and after the date of its final passage and adoption.

Interpretations

Requests for Formal Interpretations on the provisions of ICC/THIA 1215-202x should be addressed to: ICC, Central Regional Office, 4051 West Flossmoor Road, Country Club Hills, IL 60478.

Maintenance – Submittal of Proposals

All ICC standards are periodically updated as required by ANSI. Proposals for revising this edition are welcome. Please visit the OSMTH Committee website at www.iccsafe.org for more information.

ICC, its members and those participating in the development of ICC/THIA 1215-202x do not accept any liability resulting from compliance or noncompliance with the provisions of ICC/THIA 1215-202x. ICC does not have the power or authority to police or enforce compliance with the contents of this standard. Only the governmental body that enacts this standard into law has such authority.

International Code Council / Tiny Home Industry Association Off-Site Construction Tiny Houses Standard Consensus Committee (IS-OSMTH)

Consensus Committee Scope: The ICC/THIA Off-Site Construction Tiny Houses Standard Consensus Committee (IS-OSMTH) shall have primary responsibility for minimum requirements to safeguard the public health, safety and general welfare and address societal and industry challenges through design, construction, inspection, certification and regulatory compliance for small residential units and tiny houses.

This standard was processed and approved for submittal to ANSI by the ICC/THIA Off-Site Construction Tiny Houses Standard Consensus Committee (IS-OSMTH). Committee approval of the standard does not

necessarily imply that all committee members voted for its approval.

Representatives on the Consensus Committee are classified in one of nine voting interest categories. The committee has been formed to achieve consensus as required by the ANSI Essential Requirements. At the time it approved this standard, the IS-OSMTH Consensus Committee consisted of the following members:

Manufacturer (a) – Builder (b) - Standards Promulgator/Testing Laboratory (c) - User (d) - Utility (e) - Consumer (f) - Public Segment (g) - Government Regulator (h) - Insurance (I)

Alex Ontiveros Aguilar [H], Pacific West Tiny Homes, Casper, WY

Sam Albrecht [C], Office of Regulatory Oversight, Denver, CO

Chase Browning [E], National Fire Sprinkler Association, Linthicum Heights, MD

Michael Cheatham [A], Movable Roots, LLC, Melbourne, FL

Zack Giffin [B], Operation Tiny Home/Tiny House Nation, Demming, WA

Josh Harmon, CBO, CSP [H], Shums Coda Associates, Wilmington, OH

Caleb Knowles [E], Wind River Built, Apison, TN

Kyle Kratzer [C], Fairfax County, Fairfax, VA

Tracy Manchego-Baker [H], Tiny Building Experts, Colorado Springs, CO

Bill McKinney [C], NH Building Officials Association, Nashua, NH

Nick Mosley [E], California Tiny House, Inc., Fresno, CA

Jonathon Paradine [C], State of Michigan/Bureau of Construction Codes, Lansing, MI

Andreas Phelps [H], The Collective Potential, San Francisco, CA

Jay Richards [C], Board of Building Standards, State of Ohio, Reynoldsburg, OH

Abby Shank [H], Tiny Estates and Endeavor Atomic Tiny Homes, Elizabethtown, PA

David R. Tompos, P.E. [G], NTA Inc., Nappanee, IN

Brad Wiseman [H], Tiny Home Industry Association, Ottawa, KS

Committee Secretary, **Karl Aittaniemi, P.E.,** Director of Standards, Codes and Standards Development, International Code Council, Country Club Hills, IL

Voting Membership in Each Category

Category	Number
Builder (A)	1
Consumer (B)	1
Government Regulator (C)	5
Insurance (D)	0
Manufacturer (E)	3
Public Segment (F)	0
Standards Promulgator / Testing Laboratory (G)	1
User (H)	6
Utility (I)	0
TOTAL	17

Interest Categories

Builder: Individuals assigned to the Builder Interest category are those who represent the interests of an entity, including an association of such entities that builds, installs or maintains an assembly or system subject to the provisions within the committee scope.

Consumer: Individuals assigned to the Consumer Interest category are those who represent the interests of an entity, including an association of such entities that represent the ultimate purchaser of the assembly or system subject to the provisions within the committee scope.

Government Regulator: Individuals assigned to the Government Regulator Interest category are those who represent the interests of an entity, including an association of such entities, representing the entities that promulgate or enforce the provisions within the committee scope.

Insurance: Individuals assigned to the Insurance Interest category are those who represent the interests of an entity, including an association of such entities, that insure subject to the provisions or voluntarily utilize the provisions within the committee scope, including insurance related inspection agencies.

Manufacturer: Individuals assigned to the Manufacturer Interest category are those who represent the interests of an entity, including an association of such entities that produces an assembly or system subject to the provisions within the committee scope.

Public Segment: Individuals assigned to the Public Segment Interest category are those who represent the interests of an entity, including an association of such entities that represent a particular group of the public that benefits from the assembly or system subject to the provisions within the committee scope.

Standards Promulgator/Testing Laboratory: Individuals assigned to the Standards

Promulgator/Testing Laboratory Interest category are those who represent the interests of an entity, including an association of such entities that provides independent standards promulgation or laboratory testing of an assembly or system subject to the provisions within the committee scope.

User: Individuals assigned to the User Interest category are those who represent the interests of an entity, including an association of such entities, which is subject to the provisions or voluntarily utilize the provisions within the committee scope, including designers, architects, consultants and building owners.

Utility: Individuals assigned to the Utility category are those who represent the interests of an entity, including an association of such entities, which supplies power or water or accepts wastewater from an assembly or system subject to the provisions within the committee scope.

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CHAPTER 1

APPLICATION AND ADMINISTRATION

SECTION 101
ADMINISTRATIVE PROVISIONS

101.1 Purpose. The purpose of the standard is to establish minimum requirements to provide a reasonable level of safety, health and general welfare through affordability, structural strength, means of egress, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards and to provide a reasonable level of safety for fire fighters and emergency responders during emergency operations.

101.2 Scope. The provisions of this standard shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy location, removal and demolition of tiny houses and small residential units (SRUs). Tiny houses and SRUs shall conform to the requirements of the International Residential Code, except as modified by this standard.

101.4 Compliance alternative. Nothing in this standard is intended to prevent the use of designs, technologies or products as alternatives to any prescriptions in this standard, provided equivalence is demonstrated and approved by the AHJ. Listed and labeled components shall be installed in accordance with its listing, the manufacturer's installation instructions, and the applicable requirements of the construction codes adopted by the AHJ.

101.5 Referenced standards. The specific year, date and editions of the standards referenced by this standard are listed in Chapter 9.

SECTION 102
GENERAL REQUIREMENTS

102.1 General. The construction of small residential units and tiny houses shall comply with the general requirements of this standard and the applicable provisions of the construction codes adopted by the AHJ.

102.2 Responsible parties. The AHJ shall receive the identification and relevant qualifications of the responsible parties for the following:

1. Design of onsite construction and off-site construction elements.
2. Production of off-site construction elements.
3. Onsite assembly of off-site produced elements, including volumetric modular units and panelized components.
4. Construction of site-built elements, including any items shipped loose to the site by the off-site manufacturer.
5. Compliance inspectors and certifying agencies.

102.3 Qualifications. Qualifications, including certificates and credentials, where required by this standard are noted in the appropriate section of this standard.

102.4 Conflicts. Where conflicts occur between provisions of this standard and referenced standards, the provisions of this standard shall apply.

SECTION 103
SUBMITTAL DOCUMENTS

103.1 General requirements. The submittal documents shall meet the following requirements:

1. The submittal documents shall address the requirements of the AHJ regarding small residential units.

2. The AHJ responsible for approval of submittal documents shall determine where delineation of off-site construction components from site-built components in a set of construction documents or design package is required.

103.2 Additional requirements for non-site-specific components, buildings, small residential units and tiny houses. Off-site construction components and small residential units and tiny houses that do not have site-specific design criteria shall be noted as such on the construction documents. These documents, and any data plates must specify the design criteria for the unit. The AHJ shall verify that the proposed small residential units and tiny houses meets the design criteria and requirements for its site location.

SECTION 104
INSPECTIONS

104.1 General. Certifications of SRUs shall be in accordance with the applicable building codes, state certification programs or the requirements of the local AHJ.

104.2 Off-site Inspections. Off-site inspections performed on components and portions of the small residential units, when not part of an approved state-certified modular or offsite inspection program, shall be performed by the AHJ or an approved third-party inspection agency to verify that construction is compliant with the approved construction documents.

104.3 On-site Inspections. On-site inspections of site-built and off-site constructed components shall verify installation is compliant with supplied installation instructions. On-site inspections shall be conducted by the AHJ or an approved third-party inspector.

SECTION 105
COMPLIANCE DOCUMENTATION

105.1 General. The AHJ or an approved third-party inspector shall determine that the construction is compliant with the approved design documents and this standard through one of the following:

a. An approved certification label for structures subject to a state-wide construction program or,

b. Approved forms for structures not subject to state-wide construction programs and shall include a data plate as described in Appendix B of this standard and records of approved inspections by the *AHJ* or an approved third-party inspection agency.

CHAPTER 2
DEFINITIONS

SECTION 201

GENERAL

201.1 General. For the purposes of this standard, the terms listed in Section 202 shall have the indicated meaning.

201.2 Undefined terms. The terms not specifically defined in this standard or in standards referenced herein shall have ordinarily accepted meanings such as the context implies.

SECTION 202

DEFINITIONS

Abbreviations. The following abbreviations, when used in this standard, shall have the following meanings, unless the context clearly indicates otherwise.

(1) AHJ – Authority having jurisdiction

(2) APA—The Engineered Wood Association

(3) ASTM – American Society for Testing and Materials

(4) DOT – Department of Transportation

(5) DRA—Design review agency

(6) IBC – International Building Code

(7) ICC – International Code Council, Inc.

(8) IRC – International Residential Code

(9) MBI – Modular Building Institute

(10) NEC – National Electrical Code

(11) NFPA--National Fire Protection Association

(12) QA – Quality assurance

(13) SRU – Small residential unit

(14) TPI—Third-party inspector

(15) TPIA—Third-party inspection agency

APPROVED. Acceptable to the Authority Having Jurisdiction.

ASSEMBLY. A collection of components assembled into a whole or partial module or **SMALL RESIDENTIAL UNIT**.

AUTHORITY HAVING JURISDICTION (AHJ). Organization, political subdivision, office, building official or individual charged with the responsibility of administering and enforcing the provisions of the applicable building code including a state agency or local building department.

BUILDER. The individual or entity responsible for construction of the building and recognized by the Authority Having Jurisdiction as having the authority to do so.

BUILDING SHELL. The structural framework, exterior walls, roof, cladding and weather-resistant assemblies that make up the building envelope, excluding the electrical, mechanical or plumbing systems.

CERTIFICATION LABEL. A decal or insignia.

CHASSIS. The entire transportation system comprising of the drawbar and coupling mechanism, running gear assembly (wheels, tires, axles, brakes and suspension) and may include running ~~and~~ lights and/or an integral frame.

> **INTEGRAL CHASSIS.** A chassis that is designed to be a permanent component of the building and provides all or part of the structural floor system.

COMPLIANCE CONTROL PROGRAM. Procedures that state the guiding principles and define the framework for ensuring that construction documents approved by a design review agency, or that small residential unit or components inspected by a **THIRD-PARTY INSPECTION AGENCY**, comply with the applicable building codes.

CONSTRUCTION DOCUMENTS. Designs, plans, and specifications, including written, graphic, and pictorial documents, prepared or assembled for describing the design, location and physical characteristics of the **SMALL RESIDENTIAL UNITS** or components necessary to show compliance with the applicable building codes.

DATA PLATE. A plate attached by the **MANUFACTURER** or **BUILDER**, to a **SMALL RESIDENTIAL UNIT**, or component that contains identifying information allowing code officials or end users to determine if the structure is suitable for installation in their jurisdiction, location, project or special conditions.

DESIGN PACKAGE. The aggregate of all construction documents, including on-site documentation, and the compliance control program, to be submitted by the **MANUFACTURER** or **BUILDER** to the design review agency, or required by the design review agency for compliance review. A design package shall include model- or project-specific plans and calculations, typical system packages and calculations, or any combination thereof. Unique on-site construction details and site-specific foundation drawings prepared for specific projects are not a part of the design package.

INSTALLATION. The assembly of a **SMALL RESIDENTIAL UNIT**, component or **PANELIZED SYSTEM** on site and the process of affixing the modular building, **MODULAR COMPONENT** or **PANELIZED SYSTEM** to land, a foundation, or an existing building.

MANUFACTURER. The entity responsible for the manufacturing of assemblies, **SMALL RESIDENTIAL UNITS**, components or **PANELIZED SYSTEMS**.

MODULAR COMPONENT. A sub-assembly, subsystem, or combination of elements, including **PANELIZED SYSTEMS**, **BUILDING SHELLS** or bathroom pods, for use as a part of a modular building that is not structurally independent, but is a part of structural, plumbing, mechanical, electrical, fire protection, or other systems affecting life safety.

MODULE. A three-dimensional, volumetric section of a building designed and approved to be transported as a single section independent of other sections, to a site for **ON-SITE CONSTRUCTION**.

OFF-SITE CONSTRUCTION. A **SMALL RESIDENTIAL UNIT**, component or panelized system which is designed and constructed in compliance with this standard and is wholly or in substantial part fabricated or assembled by a **MANUFACTURER** or **BUILDER** on a separate building site and has been constructed in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof.

ON-SITE CONSTRUCTION. Preparation of the site, foundation construction, construction of the supporting structure, assembly, and connection of off-site or **OPEN CONSTRUCTION** elements and completion of site-related construction in accordance with the construction documents and details as approved by the AHJ.

OPEN CONSTRUCTION. MODULAR COMPONENT or **PANELIZED SYSTEM** constructed in such a manner that all portions can be readily inspected at the building site without disassembly, damage or destruction thereof.

PANEL. A distinct, sectional element in a **PANELIZED SYSTEM**.

PANELIZED SYSTEM. Wall, roof or floor components that are constructed at a location other than the building site in a manner that prevents the component from being inspected at the building site without disassembly, damage or destruction thereof.

PERMANENT FOUNDATION SYSTEM. A foundation system for **SMALL RESIDENTIAL UNITS** designed to meet the applicable building code to accommodate all loads and transmitting resulting loads to the supporting soil.

PUBLIC. The people of the state, including individuals, companies, corporations, associations or other groups, however organized, and governmental agencies.

REGISTERED DESIGN PROFESSIONAL. An individual who is registered or licensed to practice their design profession as defined by the statutory requirements of the professional registration laws of the state or jurisdiction in which the project is to be constructed.

SMALL RESIDENTIAL UNIT (SRU). A dwelling unit that is 1,200 square feet or less constructed as a permanent residential structure with or without a **PERMANENT CHASSIS** system.

THIRD-PARTY INSPECTION AGENCY. An approved entity determined by this standard or applicable states statutory requirements to be qualified by reason of facilities, personnel, experience, demonstrated reliability, and independence of judgment to inspect **SMALL RESIDENTIAL UNITS**, and panelized components for compliance with the **CONSTRUCTION DOCUMENTS**, **COMPLIANCE CONTROL PROGRAM**, and applicable codes.

THIRD-PARTY INSPECTOR. An approved person determined by applicable statutory requirements to be qualified by reason of experience, demonstrated reliability, and independence of judgment to inspect **SMALL RESIDENTIAL UNITS**, building and potions thereof, for compliance with the construction documents, **COMPLIANCE CONTROL PROGRAM**, and applicable building code. A third-party inspector may work under the direction of a **THIRD-PARTY INSPECTION AGENCY**.

TINY HOUSE. A **SMALL RESIDENTIAL UNIT** 400 square feet or less with or without a **PERMANENT CHASSIS** system.

CHAPTER 3
DESIGN

SECTION 301
GENERAL

301.1 Application. The design of off-site construction shall be in accordance with the provisions of the applicable codes and standards adopted by the AHJ. The requirements in this standard shall be in addition to the requirements of the applicable codes and standards.

301.2 Alternative materials, design and methods of construction and equipment. The provisions of this standard are not intended to prevent the use of alternate materials and methods permitted by Section 104.11 of the IBC or Section R104.11 of the IRC.

301.3 Transportation. Transportation considerations shall be in accordance with Chapter 7.

301.4 Tiny Houses. Tiny houses shall comply with this standard and the locally adopted edition of the residential construction code.

301.5 Use of Shipping Containers Repurposed as Buildings and Building Components. A structure incorporating shipping containers shall be designed and constructed to comply with the IBC.

SECTION 302
FIRE AND SMOKE PROTECTION FEATURES

302.1 Scope. The provisions of this chapter shall govern the materials, systems and assemblies used for structural fire-resistance and fire-resistance rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

302.2 Application. The design and installation of fire and smoke protection features shall be in accordance with the provisions of the applicable codes and standards adopted by the AHJ.

302.3 Construction Documents. Construction documents shall be submitted to the AHJ.

SECTION 303
MECHANICAL

303.1 Scope. The provisions of this section shall govern the design and installation of mechanical and fuel gas systems for on-site and off-site construction.

303.2 Application. The design and installation of mechanical and fuel gas systems shall be in accordance with the provisions of the mechanical and fuel gas codes and standards adopted by the AHJ. The requirements in this section shall be in addition to the requirements of the applicable codes and standards.

303.3 Construction Documents. The design documentation shall describe and delineate the portions of the systems that are to be constructed off-site from those that are to be constructed on-site.

SECTION 304
ELECTRICAL

304.1 Scope. The provisions of this section shall govern the design and installation of electrical systems for off-site and on-site construction.

304.2 Application. The design and installation of electrical systems shall be in accordance with Article 552 and other applicable sections of NFPA 70 National Electrical Code (NEC) and standards adopted by the AHJ.

304.3 Construction Documents. The design documentation shall describe and delineate the portions of the systems that are to be constructed off-site from those that are to be constructed on-site.

SECTION 305
PLUMBING

305.1 Scope. The provisions of this section shall govern the design and installation of plumbing systems for off-site and on-site construction.

305.2 Application. The design and installation of plumbing systems shall be in accordance with the provisions of the plumbing codes and standards adopted by the AHJ.

305.3 Construction documents. The design documentation shall describe and delineate the portions of the systems that are to be constructed off-site from those that are to be constructed on-site.

SECTION 306
FIRE PROTECTION AND LIFE SAFETY SYSTEMS

306.1 Scope. The provisions of this section shall govern the design, installation and operation of fire protection systems for off-site and on-site construction.

306.2 Application. The design and installation of fire protection systems shall be in accordance with the provisions of the fire protection codes and standards adopted by the AHJ.

306.3 Construction Documents. The design documentation shall describe and delineate the portions of the systems that are to be constructed off-site from those that are to be constructed on-site.

306.4 Automatic Sprinkler Systems. Where provided, automatic sprinkler systems shall be designed and installed in accordance with this section, and with NFPA 13D or Section P2904 of the IRC, which shall be considered to be equivalent to NFPA 13D.

306.4.1 Tiny Houses. For Small Residential Units 400 sq ft or less in floor area, the provisions of Sections 306.4.2 and 306.4.3 shall be permitted.

306.4.2 Obstructions. The sprinkler manufacturer's listed spacing requirements shall be followed, without regard to obstructions.

306.4.3 Lofts. Sprinkler protection shall be provided to cover the floor area under lofts greater than 4 ft in width.

SECTION 307
EXTERIOR WALLS

307.1 Scope. The provisions of this chapter shall govern the minimum requirements for exterior walls; exterior wall coverings; exterior wall openings; exterior windows and doors; and architectural trim.

307.2 Application. The requirements for exterior walls shall be in accordance with the provisions of the codes and standards adopted by the AHJ.

SECTION 308
STRUCTURAL DESIGN

308.1 Scope. The provisions of this chapter shall govern the minimum requirements for structural design.

308.2 Application. Structural design and construction shall be in accordance with the International Residential Code (IRC), except as specifically modified by this section.

EXCEPTION: Where provided, the integral frame and related structural connections not covered by the IRC shall be in accordance with this section.

308.3 Fastening. Dwelling fastening shall be in accordance with the IRC, except as modified by this section. For framing-to-framing connections, alternative fasteners shall be permitted to be substituted for those specified in the IRC, provided equivalent capacity is demonstrated. For alternative wall and roof sheathing to framing fasteners, a Listed fastener or an engineered design shall be provided demonstrating equivalent shear wall and diaphragm capacity.

308.4 Integral frame and floor system. The dwelling integral frame and floor system shall be in accordance with the following:

308.4.1 General. Dwellings constructed in accordance with this standard shall be permitted to be constructed with or without a permanent integral frame.

308.4.2 Integral frame design. Where an integral frame is provided, portions of the integral frame that support loads specified in the IRC Section R301.1 shall be engineered in accordance with the IRC Section R301.1.3.

308.4.3 Floor framing. Floor framing shall be part of the engineered integral frame or shall be in accordance with the IRC.

308.4.4 Floor sheathing. Floor sheathing shall be in accordance with the IRC.

308.5 Dwelling connection to integral frame. Connection of the dwelling to the integral frame shall be in accordance with the IRC and the following:

308.5.1 Dwelling side wall connections to the integral frame. Dwelling side wall connections to the integral frame shall comply with one of the following:

1. Engineered in accordance with IRC Section R301.1.3 and, for dwellings constructed on a permanent integral frame, the additional load requirements of Section 308.5.3 or,

2. Section 308.8.2

308.5.2 Dwelling end wall connections to the integral frame. Dwelling end wall connections to the integral frame shall comply with one of the following:

1. Engineered in accordance with IRC Section R301.1.3 or,

2. Section 308.8.3

Where the alternative end wall bracing provisions of Section 308.4 are used, the dwelling to end wall connection shall meet the requirements of Section 308.4 in addition to the requirements of this Section.

308.5.3 Dwelling to permanent integral frame connection for transportation. Where required by Section 308.5.1, in addition to the requirements of IRC Section R301.1.3, side wall connections to the integral frame shall be engineered to meet the requirements of this section.

The dwelling shall be connected to the integral frame using fasteners or other connectors distributed along the length of each side wall. The summed allowable stress design capacity of fasteners or connections on both side walls shall be capable of resisting a horizontal allowable stress load, H, calculated in accordance with Equation 308-1.

$H = (D + F)\ 1.25$ Equation 308-1

Where:

H = Horizontal allowable stress design load (lb) for design of dwelling connection to the chassis.

D = Dead load (lb), (actual self-weight of full dwelling above the top of the integral frame at the time of shipment) but not less than 350 lb/ft times the side wall length.

F = Floor load (lb), (allowance for built-in items and contents in place at time of transport) = 10 lb/sq ft times gross floor area

308.6 Dwelling wall bracing. Dwelling wall bracing shall comply with one of the following:

1. In accordance with the IRC, or
2. Engineered in accordance with IRC Section R301.1.3, or
3. Section 308.8.4.

308.7 Dwelling roof sheathing. Dwelling roof sheathing shall comply with one of the following:

4. Engineered in accordance with IRC Section R301.1.3, or
5. Section 308.8.5.

308.8 Prescriptive alternative provisions. Each dwelling or module in a multi-module dwelling meeting the scoping limits of Section 308.8.1 shall be permitted to use the alternative provisions of Sections 308.8.2 through 308.8.5.

308.8.1 Scoping limits for prescriptive provisions. Where specified in Section 308, each dwelling and each module in a multi-module dwelling shall meet all of the following scoping limits:

1. In Exposure C, ultimate wind speed not greater than 115 MPH (Table R301.2),
2. In Exposure B, ultimate wind speed not greater than 130 MPH (Table R301.2)
3. Not located in hill, ridge, or escarpment locations that require consideration of wind topographic effects in accordance with IRC Section R301.2.1.5.
4. Seismic Design Category A, B or C (Table R301.2),
5. Top of lowest floor not more than three feet above *grade plane*,
6. Mean roof height not more than 15 feet above *grade plane*,
7. End wall length not less than 7'-6" nor more than 15'-0",
8. Side wall length not greater than 40 feet,
9. Framed wall height from top of lowest floor to bottom of roof framing not greater than 12'-0",
10. Roof slope between 0 and 45 degrees, and
11. Roof framing spanning in the short direction (side wall to side wall).

308.8.2 Side wall to integral frame prescriptive connection. The sidewall connection to the integral frame shall be permitted to be in accordance with Figure 308.8-1 . All aspects of construction other than connection of the side wall to the integral frame shall conform to applicable provisions of this standard and the IRC.

308.8.3 End wall to integral frame prescriptive connection. The sidewall connection to the integral frame shall be permitted to be in accordance with Figure 308.8-2 . All aspects of construction other than connection of the end wall to the integral frame shall conform to applicable provisions of this standard and the IRC.

308.8.4 Alternative prescriptive end wall bracing. Bracing for one or both end walls shall be permitted to be constructed in accordance with Figures 308.8-3 through 308.8-5 . All aspects of construction other than those of Section 602.10 shall conform to applicable provisions of the IRC.

308.8.5 Roof sheathing. Roof sheathing shall be wood structural panel Rated Sheathing, conforming to the requirements of the IRC, with a minimum panel thickness of 7/16-inch and span rating of not less than 24/16. Sheathing shall be nailed with not less than 8d common nails (0.131"

x 2-1/2”). Construction shall be as specified in Table 308-1. Where required, blocking shall be with not less than 2x4 framing installed with 2-8d common toenails or 2-16d (0.162” x 3-1/2”) common end-nails each end. Sheathing shall be edge nailed to rafters or continuous blocking at the full perimeter of all exterior walls.

Table 308-1. Construction requirements for roof sheathing.

Ratio of side wall length divided by least end wall length	Construction Type	Sheathing Nailing at Supported Edges	Sheathing Nailing at All Panel Edges	Field Nailing
0 to 3.0	Unblocked	8d@6”	-	8d@12”
3.1 to 5.5	Blocked	-	8d@6”	8d@12”
Greater than 5.5	Not Permitted	Not Permitted	Not Permitted	Not Permitted

SECTION 309
SLEEPING LOFTS

309.1 Sleeping lofts. Sleeping lofts shall comply with IRC section R.315.

Exception. Where applicable, provisions of Appendix BB shall replace provisions of IRC section R.315.

SECTION 310
ENERGY EFFICIENCY

310.1 Energy Efficiency requirements. Small residential units shall comply with the applicable energy code requirements of the jurisdiction where the small residential units will be occupied. Where the jurisdiction does not have energy code provisions for small residential units, the small residential unit shall comply with this section.

310.1.1 Building Thermal Envelope. Small residential units shall comply with Section N1101.13 of the IRC.

Exceptions:

a. Buildings whose peak energy usage is less than 3.4 Btu/h × ft^2(10.7 W/m^2) or 1.0 watt/$ft^2$of floor area for space-conditioning purposes are exempt to thermal envelope insulation.
b. Small residential units complying with Section 310.1.2.

310.1.2 Alternative Building Thermal Envelope. Small residential units and associated modules with a gross conditioned floor less than 400 square feet are permitted to comply with Table 310.1.2-1 or Table 310.1.2-2 provided the structure complies with section 310.1.3, 310.1.4, and 310.1.5.

310.1.3 Building Air Leakage Rate. The small residential units or each module shall be tested for air leakage in accordance with ANSI/RESNET/ICC 380, ASTM E779, ASTM E1827 or ASTM E3158 and the air leakage rate reported at a pressure differential of 0.2 inch water gauge (50 Pa) shall not exceed 2.0 air changes per hour.

310.1.4 Space-conditioning equipment. Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. The duct-work shall be located completely on the conditioned side of the building thermal envelope.

310.1.5 Interior lighting. All permanently installed lamps and luminaires shall contain only high-efficacy lighting sources and shall be controlled with either a manual dimmer or an occupant sensor control.

TABLE 310.1.2-1 – MAXIMUM THERMAL ENVELOPE EFFICIENCY *U*-FACTORS[a]								
CLIMATE ZONE	**0**	**1**	**2**	**3**	**4 EXCEPT MARINE**	**5 AND MARINE 4**	**6**	**7 & 8**
VERTICAL FENESTRATION	0.50	0.50	0.40	0.30	0.30	0.28	0.28	0.27
SKYLIGHT	0.60	0.60	0.60	0.53	0.53	0.50	0.50	0.50
CEILING	0.051	0.051	0.051	0.047	0.047	0.047	0.035	0.035
INSULATION ENTIRELY ABOVE ROOF DECK	0.039	0.039	0.039	0.039	0.032	0.032	0.032	0.028
MASS WALL *R*-VALUE[b]	0.197	0.197	0.165	0.098	0.098	0.082	0.060	0.057
WOOD-FRAMED WALL	0.084	0.084	0.084	0.060	0.053	0.053	0.045	0.045
BASEMENT WALL	0.36	0.36	0.36	0.091	0.059	0.050	0.050	0.050
SKIRTING/CRAWL WALL [c]	0.477	0.477	0.477	0.136	0.065	0.055	0.055	0.055
FLOOR	0.064	0.064	0.064	0.047	0.047	0.033	0.033	0.028
HEATED FLOOR	0.74	0.74	0.74	0.66	0.66	0.66	0.66	0.66

a. Nonfenestration U-factors and F-factors shall be obtained from measurement, calculation, an approved source or Appendix NF of the 2024 edition of the International Residential Code or where such appendix is adopted or approved.

b. When more than half of the insulation is on the interior, the mall wall U-factor shall be reduced to the levels prescribed in Section R402.1.2 of the International Energy Conservation Code.

c. Where uninsulated floor systems where insulation is on the removable skirting.

Table 310.1.2-2 – MINIMUM THERMAL ENVELOPE EFFICIENCY *R*-VALUES[a]

CLIMATE ZONE	0	1	2	3	4 EXCEPT MARINE	5 AND MARINE 4	6	7 & 8
VERTICAL FENESTRATION	0.50	0.50	0.40	0.30	0.30	0.28	0.28	0.27
SKYLIGHT	0.60	0.60	0.60	0.53	0.53	0.50	0.50	0.50
CEILING	19	19	19	21 or 15+5ci	21 or 15+5ci	21 or 15+5ci	30 or 21+7ci	30 or 21+7ci
INSULATION ENTIRELY ABOVE ROOF DECK	25ci	25ci	25ci	25ci	30ci	30ci	30ci	35ci
MASS WALL *R*-VALUE[b]	3/4	3/4	4/6	8/13	8/13	13/17	15/20	19/21
WOOD-FRAMED WALL	13 or 0+10ci	13 or 0+10ci	13 or 0+10ci	20 or 13+5ci or 0+15ci	20 or 15+5ci or 0+20ci	20 or 15+5ci or 0+20ci	30 or 20+5ci or 13+10ci or 0+20ci	30 or 20+5ci or 13+10ci or 0+20ci
STEEL-FRAMED WALL *Assumes 16 O.C. – see 21 IECC T-R402.2.6*	13+4.2ci or 21+2.8ci or 0+9.3ci or 15 + 3.8ci or 21+3.1ci			0+14ci or 13+8.9ci or 15+8.5ci or 19+7.8ci or 21+7.5ci			13+12.7ci or 15+12.3ci or 19+11.6ci or 21+11.3ci or 25+10.9ci	
BASEMENT WALL	0	0	0	13 or 5ci	13 or 10ci	19 or 15 ci	19 or 15 ci	19 or 15 ci
SKIRTING/CRAWL WALL [c]	0	0	0	13 or 5ci	13 or 10ci	19 or 15 ci	19 or 15 ci	19 or 15 ci
FLOOR	13 or 7+5ci or 10ci	13 or 7+5ci or 10ci	13 or 7+5ci or 10ci	19 or 13+5ci or 15ci	19 or 13+5ci or 15ci	30 or 19+7.5ci or 20ci	30 or 19+7.5ci or 20ci	38 or 19+10ci or 25ci
HEATED FLOOR [d]	R-5ci	R-5ci	R-5ci	R-10ci	R-10ci	R-10ci	R-10ci	R-10ci

NR = Not Required, ci = Continuous Insulation.

a. R-values are minimums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R- value specified in the table. Components not listed in this table shall comply with the requirements of the 2024 edition of the International Residential Code.

b. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.

c. Where uninsulated floor systems where insulation is on the removable skirting.

d. Installed below the heating element and continuing to the exterior face of vertical insulation to create a continuous barrier.

CHAPTER 4
SPECIAL REQUIREMENTS

(Reserved)

CHAPTER 5
(Reserved)

CHAPTER 6
(Reserved)

CHAPTER 7
TRANSPORTATION

SECTION 701
GENERAL

701.1 General. Units with an integral chassis which have been manufactured or constructed off-site shall comply with the provisions of this chapter. An SRU constructed off-site and its chassis shall be built to withstand the effects of highway movement such that the SRU is transported and installed as a habitable dwelling.

Exception: A chassis used as an independent carrier system to transport the SRU where no portion of that system is a permanent component of the building.

701.2 Chassis. SRUs are permitted to be built with or without an integral chassis.

SECTION 702
CHASSIS

702.1 Chassis. All chassis shall be built in compliance with DOT requirements and have verification by documentation indicating the chassis complies with DOT requirements for the loads and weights shown on the data plate.

SECTION 703
STRUCTURAL SUPPORT DURING TRANSPORTATION

703.1 Connection to an integral chassis. Connection of the SRU to the chassis for in-transit conditions shall be in accordance with acceptable engineering practice.

CHAPTER 8
ON-SITE INSTALLATION

SECTION 801
GENERAL

801.1 General. The manufacturer or builder shall provide submittal documents that shall be in accordance with Section 107 of the IBC or Section R105.3 or R106 of the IRC or in accordance with the regulations imposed by the AHJ at the site where the building is to be placed.

SECTION 802
FOUNDATION

802.1 Foundation. Foundation shall be constructed in accordance with Chapter 4 of the IRC.

802.2 Loads. The foundation shall be designed to support the building, all live and dead loads, and all construction loads. The foundation shall be designed to consider all geotechnical limits placed on the building and foundation at the site.

802.3 Footings. Footings shall be in accordance with section R403 of the IRC.

802.3.1 Depth. Footing depth shall be in accordance with section R403.1.4 of the IRC.

Exceptions:

1. The footing of the SRU shall not be required to be placed below the frost line when the underside of the unit is protected with a foundation wall or skirting having an insulation value of R-6 minimum from the underside of the unit to grade.
2. A monolithic slab is permitted above the frost line where site-specific conditions including soil characteristics, site preparation, ventilation and insulative properties of the under-floor enclosure are considered.

802.3.2 Material. Footing material shall provide equal load bearing capacity and resistance to decay. Footing material shall be one of the following:

1. Four-inch nominal precast concrete pads meeting ASTM C90-23.
2. Six inch minimum poured in place concrete pads, slabs, or ribbons with at least a 28-day compressive strength of 3000 pounds per square inch.
3. Pressure treated plywood is to be rated exposure 1 or exterior sheathing in accordance with PS-1-95.
4. ABS footing pads that are listed or labeled for the required load capacity for use in the soil classification at the site.

5. Other materials that are certified by a registered design professional and accepted by the local AHJ.

802.3.3 Ground Moisture Control. Ventilation shall be in compliance with section R408 of the IRC.

802.4 Piers. Piers shall be capable of transmitting the vertical live and dead loads to the footing or foundation. Piers shall be one of the following:

1. Concrete block (open or closed cell) meeting ASTM C90-23, 8 inches x 8 inches x 16 inches single layer maximum 36 inches high and double interlocked blocks maximum 67 inches high. Mortar is not required unless written in the installation instructions or required by the design professional or the AHJ.
2. Metal or other approved piers shall be listed or labeled and installed in compliance with the manufacturer's installation instructions.
3. Other materials that are certified by a registered design professional and accepted by the local AHJ.

802.5 Anchorage. Anchorage systems shall comply with one of the following:

1. IRC, section R403.1.6.
2. Designed by a registered design professional.
3. Requirements of the local AHJ.

802.5.1 Ground anchors. Where ground anchors are used, the anchor shall be listed by the manufacturer of the anchor or certified by a registered design professional for the soil condition and installed in compliance with the manufacturer's instructions.

SECTION 803
CONNECTIONS

803.1 Manufacturer instructions. The manufacturer or builder shall provide instructions that describe the details for:

1. Foundation loads, anchorage details and required capacity of anchorage devices.
2. Maximum foundation support, spacings, and any additional information necessary for the proper support of the building.
3. Information on the connection of building or plumbing, gas, electrical services.
4. Installation of all other items necessary to complete the SRU on site.

CHAPTER 9
REFERENCED STANDARDS

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title, and the section or sections of this document that reference the standard.

Promulgating Agency And Standard Reference Number	Title	Referenced in standard section number
ASTM E779	Standard Test Method for Determining Air Leakage Rate by Fan Pressurization	310.1.3
ASTM E1827	Standard Test Methods for Determining Airtightness of Buildings Using an Orifice Blower Door	310.1.3
ASTM E3158	Standard Test Method for Measuring the Air Leakage Rate of a Large or Multizone Building	310.1.3
ASTM C90-23	Standard Specification for Loadbearing Concrete Masonry Units	802.3.2, 802.4
IBC	International Building Code	202, 301.2, 301.5, 801
IECC	International Energy Conservation Code	Table
IRC	International Residential Code	202, 301.2, 308.2, 308.3, 308.3.4.2, 308.3.4.3, 308.3.4.4, 308.3.4.5, 308.3.4.6, 308.5.2.1, 308.5.3.1, 306.6, 306.6.1, 309.1, 801.1, 802.1, 802.3, 802.3.1, 802.3.3, 802.5
ICC/MBI 1205 -2021	Standard for Off-Site Construction: Inspection and Regulatory Compliance	105.1.1
RESNET/ICC 380	Standard for Testing Airtightness of Building, Dwelling Unit, and Sleeping Unit Enclosures; Airtightness of Heating and Cooling Air Distribution Systems; and Airflow of Mechanical Ventilation Systems	310.1.3

NFPA 70	National Electric Code	304.2
NFPA 13D	Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwelling Units and Manufactured Homes	306.4

Appendix A - OSMTH 802.4

The Size and Capacity for Unreinforced Cast-in-Place Footings

(Table to § 3285.312 from CFR Title 24 part 3285)

Soil capacity	Minimum footing size	8 in. × 16 in. pier		16 in. × 16 in. pier	
		Maximum footing capacity	Unreinforced cast-in-place minimum thickness	Maximum footing capacity	Unreinforced cast-in-place minimum thickness
(psf)	(in.)	(lbs.)	(in.)	(lbs.)	(in.)
1,000	16 × 16	1,600	6	1,600	6
	20 × 20	2,600	6	2,600	6
	24 × 24	3,700	6	3,700	6
	30 × 30	5,600	8	5,800	6
	36 × 36	7,900	10	8,100	8
	42 × 42	[4]	10	10,700	10
	48 × 48	[4]	12	13,600	10
1,500	16 × 16	2,500	6	2,500	6
	20 × 20	4,000	6	4,000	6
	24 × 24	5,600	8	5,700	6
	30 × 30	[4]	10	8,900	8
	36 × 36	[4]	10	12,600	8
	42 × 42	[4]	12	[4]	10

	48 × 48	[4]	14	[4]	12
2,000	16 × 16	3,400	6	3,400	6
	20 × 20	5,300	6	5,300	6
	24 × 24	7,600	8	7,700	6
	30 × 30	[4]	10	11,900	8
	36 × 36	[4]	15	[4]	10
	42 × 42	[4]	18	[4]	12
2,500	16 × 16	4,300	6	4,300	6
	20 × 20	6,700	6	6,700	6
	24 × 24	[4]	8	9,700	6
	30 × 30	[4]	10	15,000	8
	36 × 36	[4]	12	[4]	10
3,000	16 × 16	5,200	6	5,200	6
	20 × 20	8,100	8	8,100	6
	24 × 24	[4]	10	11,700	6
	30 × 30	[4]	12	[4]	8
	36 × 36	[4]	14	[4]	10
4,000	16 × 16	7,000	6	7,000	6
	20 × 20	[4]	8	10,900	6
	24 × 24	[4]	10	15,600	8
	30 × 30	[4]	12	[4]	10

Notes:

1. The footing sizes shown are for square pads and are based on the area (in.^{2}), shear and bending required for the loads shown. Other configurations, such as rectangular or circular configurations, can be used, provided the area and depth is equal to or greater than the area and depth of the square footing shown in the table, and the distance from the edge of the pier to the edge of the footing is not less than the thickness of the footing.
2. The 6 in. cast-in-place values can be used for 4 in. unreinforced precast concrete footings.
3. The capacity values listed have been reduced by the dead load of the concrete footing.
4. A registered professional engineer or registered architect must prepare the design, if the design loads exceed the capacity for single or double stack concrete block piers shown in footnote 4.

Appendix B
SMALL RESIDENTIAL UNIT DATA PLATE

Small Residential Data Plates shall display information pertinent to the structures constructed for use by AHJ's. Data required shall include but not be limited to:

- BUILDER NAME (MANUFACTURER)
- BUILDER CONTACT INFORMATION (MAN. SITE)
- WIND LOAD
- ROOF LIVE/DEAD LOAD
- SNOW LOAD
- FLOOR LIVE LOAD
- SEISMIC/RICHTER CATEGORY
- HEATING/COOLING THERMAL DESIGN ZONE
- GROSS WEIGHT OF STRUCTURE
- BUILD DATE
- SERIAL NUMBER
- LIST OF CODES/OCCUPANCY CLASSIFICATION
- ELECTRICAL PANEL BOX RATING

Location. Small Residential Unit Data Plate shall be placed on the interior of the structure, near the distribution panel on a closet wall or in a cabinet under the kitchen sink in the unit.

Material. Small Residential Unit Data Plate shall be constructed of material durable to water, heat and fading.

Example - Small Residential Unit Data Plate.