

## BUILDING CODE

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# Sussex County

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CHIEF OF BUILDING CODE

## Tiny Home Requirements

(400 sq. ft. or less, excluding lofts)

The following items are some of the requirements for habitable dwelling units sized as a tiny house per the Sussex County Code, the 2021 IRC (International Residential Code), the 2018 IECC (International Energy Conservation Code).

1. Anchored to a permanent foundation, either turn-down slab monolithic pour or crawlspace with footings 24" below grade.
2. Insulation per 2018 IECC prescriptive requirements or provide compliance worksheet (Res-Check) designed to the 2018 IECC.
3. Permanent potable water source.
4. Permanent sewage disposal.
5. Permanent water heating facility.
6. Permanent heat source capable of maintaining winter indoor design temperature of 68° F. Manual J & S from an HVAC contractor will be required at submittal.
7. Cooking facilities include food prep and storage.
8. Minimum sanitation fixtures of (1) kitchen sink, (1) separate lavatory, (1) water closet, (1) shower or tub.
9. Smoke detection and CO detection. (Sections R314 & R315)
10. Minimum square footage not less than 70 sq. ft. of habitable space
11. Minimum ceiling height of 6'-8" in habitable spaces and hallways, 6'-4" in bathrooms, toilet rooms, and kitchens. Loft ceiling heights may be less than 6'-8". (AQ103)
12. Minimum clearance shall be 30" in front of each cooking surface, kitchen sink, and refrigeration appliance. Minimum clearance shall be 21" in front of any water closet, lavatory, and tub. Minimum clearance shall be 24" in front of any shower stall (min. 30" x 30"). Water closets shall be spaced a min. 15" o.c. from any adjacent side wall, cabinet or fixture.
13. Loft spaces shall be not less than 35 ft<sup>2</sup>, not less than 5' in any horizontal dimension, have not less than ceiling height of 3'. (AQ104) Loft access, handrails, and guards shall comply with Sections AQ104.2.1 through AQ104.2.5.
14. Emergency rescue openings (Section R310 & Appendix Q, Section AQ105)
15. No less than one egress door shall be provided for each dwelling unit. The door shall be side hinged and provide a clear open width of not less than 32" and a clear open height of not less than 78" (Section R311)

