

RV/Park Model/Camper continued...

LABELS

Acceptable examples of RV/Park Model/Camper labels for temporary use:



RVIA Park Model Label (oldest units)



RPTIA Park Model Label (older units)



RVIA Recreational Park Model Trailer Label (new units)

Examples of labels required for permanent installations:



NC Modular Construction Validating Stamp



HUD Manufactured Housing Label

Other questions?

For more information on tiny home construction, please consult the current version of the NC Residential Code.

For specific questions regarding your tiny home construction project, please feel free to contact our offices:

Sylva Office:
401 Grindstaff Cove Road
Suite 145
Sylva, NC 28779
Phone: 828-586-7560

Cashiers Office:
357 Frank Allen Road
Cashiers, NC 28717
Phone: 828-745-6850



Information contained in this brochure is from memorandums issued by the NC Department of Insurance, Office of State Fire Marshall (NCDOI OSFM) on October 21, 2015.

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Construction Guidelines for Tiny Homes in NC



Enclosed you will find a collection of NC Code references regarding tiny home construction. This is not intended to be an all-inclusive list of requirements; for any additional requirements please refer to the current edition of the NC Residential Code.



Jackson County Office of
Permitting & Code Enforcement
401 Grindstaff Cove Rd, Suite 145
Sylva, NC 28779
Phone: 828 586-7560
Fax: 828 586-7563
www.jacksonnc.org/code-enforcement

Permit Requirements

- Tiny homes must be permitted by the local building official having jurisdiction over the site.
- Tiny homes can be permitted in 4 different ways:
 - 1) Site built to NC Residential Code requirements
 - 2) Labeled modular meet NC Residential code
 - 3) HUD labeled manufactured home
 - 4) RV/Park Model/Camper
- A lien agent will still be required for permitting in most cases.
- Confirmation of worker's compensation coverage must be provided in most cases.
- All plumbing fixtures must be connected to an approved method of sewage disposal (storage tanks are not acceptable).
- Tiny homes must still meet any zoning and set-back requirements that are applicable.
- Tiny homes must meet any community protective covenant requirements, when applicable.

Construction Requirements

Habitable space is defined as a space in a building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage, or utility spaces and similar areas are not considered habitable spaces.

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Construction Requirements continued...

Site Built (NC Residential Code)

- Tiny homes must have **at least** one habitable room with not less than 120 sq ft of gross floor area.
- Other habitable rooms must have **not less** than 70 sq ft of floor area (except for kitchens).
- Habitable rooms must not be less than 7 ft in any horizontal dimension.
- Ceilings height effect on room area: Portions of a sloped ceiling measuring less than 5 ft or a furred ceiling measuring less than 7 ft from the finished floor; the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.
- Ceiling heights must be a minimum 7 ft in habitable spaces, hallways, bathrooms, and toilet rooms.
- Every dwelling unit must have toilet facilities-water closet, lavatory, & a bathtub or shower.
- Tiny homes must have a kitchen area & sink.
- The unit must be provided with a heating facility compliant with Section R303.8 of the Code.
- The unit must meet egress requirements compliant with Section R311 of the Code.
- The unit must meet the energy conservation requirements per Section N1101.1 of the Code.

Labeled Modular (NC Residential Code)

- Foundations shall meet the requirements of the NC Residential Code.

HUD Labeled Manufactured Home

- New Homes-Shall be set up in accordance with the manufacturer's installation manual.
- Old Homes-Shall be set up in accordance with the NC regulations for manufactured homes.

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Construction Requirements continued...

RV/Park Model/Camper

Defined as a vehicle which is:

- 1) Built on a single chassis
- 2) 400 sf or less when measured at the largest horizontal projections
- 3) Self-propelled or permanently towable by a light duty truck; and
- 4) Designed primarily not for use as a permanent dwelling but as a temporary living quarters.

Electrical Code Requirements (NC)

The electrical supply system for this type of tiny house shall be installed and inspected in accordance with Article 552 of the NEC; Section 552-43 (A) states:

(A) Feeder: The power supply to the park trailer shall be a feeder assembly consisting of not more than one listed 30-ampere or 50-ampere park trailer power supply cord with and integrally molded or securely attached cap, or a permanently installed feeder.

- It is not permissible to have temporary structures set up as permanent dwellings; therefore, they cannot have any permanent plumbing or mechanical connections. For safety, these units may be temporarily blocked up and/or anchored, but the wheels and axles must remain on the unit at all times.
- Accessory structures may not be supported by these units.
- Unlabeled/site-constructed RVs cannot be permanent dwellings in NC. Unlabeled/site-constructed units must meet electrical code and inspection requirements indicated above and must be no larger than 400 sf gross trailer area.
- All unlabeled and/or site constructed recreational park trailers greater than 400 sf gross trailer area will be considered to be a non-complying single family dwelling in violation of the NC Residential Code.

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