

APPENDIX Q TINY HOUSES

The provisions contained in this appendix are adopted as part of this code.

SECTION AQ101 GENERAL

AQ101.1 Scope. This appendix shall be applicable to *tiny houses* used as single *dwelling unit*. *Tiny houses* shall comply with this code except as otherwise stated in this appendix.

SECTION AQ102 DEFINITIONS

AQ102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

LANDING PLATFORM. A landing provided as the top step of a *stairway* accessing a *loft*.

HABITABLE LOFT. A floor level located more than 30 inches above the main floor and open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches and used as a living or sleeping space.

TINY HOUSE. A *dwelling* that is 400 square feet or less in floor area excluding *lofts*.

SECTION AQ103 LOFTS

AQ103.1 General. *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AQ103.1.1 through AQ103.1.4.

AQ103.1.1 Minimum area. *Lofts* shall have a floor area of not less than 35 square feet.

AQ103.1.2 Minimum dimensions. *Lofts* shall be not less than 5 feet in any horizontal dimension.

AQ103.1.3 Minimum ceiling height. *Habitable space* and hallways in *tiny houses* shall have a *ceiling height* of not less than 6 feet 8 inches. *Bathrooms, toilet rooms* and *kitchens* shall have a *ceiling height* of not less than 6 feet 4 inches. Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum *ceiling heights*.

Exception: *Ceiling heights* in *lofts* are permitted to be less than 6 feet 8 inches.

AQ104.1.4 Height effect on loft area. Portions of a *loft* with a sloped ceiling measuring less than 3 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50-percent slope), portions of a *loft* with a sloped ceiling measuring less than 16 inches from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.

SECTION AQ104 MEANS OF EGRESS

AQ104.1 Loft access. The access to and primary egress from *lofts* shall be of any type described in Sections AQ104.2.1 through AQ104.2.4.

AQ104.2.1 Stairways. *Stairways* accessing *lofts* shall comply with this code or with Sections AQ104.2.1.1 through AQ104.2.1.5.

AQ104.2.1.1 Width. *Stairways* accessing a *loft* shall not be less than 20 inches in clear width including *handrail*.

AQ104.2.1.2 Headroom. The headroom in *stairways* accessing a *loft* shall be not less than 6 feet 2 inches, as measured vertically, from a sloped line connecting the tread or *landing platform nosing* in the middle of their width.

AQ104.2.1.3 Treads and risers. *Risers for stairs accessing a loft shall be a maximum of 12 inches in height and every riser shall be uniform within a tolerance of 3/4". Tread depth shall be a minimum 12" with all treads uniform within a tolerance 3/4".*

AQ104.2.1.4 Landing platforms. *The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches where the stairway meets the loft. The landing platform shall be the width of the stairs with a minimum depth of 18" inches measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches in height measured from the landing platform to the loft floor.*

AQ104.2.1.5 Handrails. *Handrails shall comply with Section R311.7.8.*

AQ104.2.1.6 Stairway guards. *Guards at open sides of stairways shall comply with Section R312.1.*

AQ104.2.2 Ladders. *Non-removable ladders accessing lofts shall comply with Sections AQ104.2.2.1.*

Exception: *Ladders that slide out away from the loft opening that are within reach of the loft occupant.*

AQ104.2.2.1 Size and capacity. *Ladders accessing lofts shall have a rung width of not less than 12 inches, and no more than 18-inches spacing between rungs. Ladders shall be capable of supporting a 200-pound load on any rung. Rung spacing shall be uniform within 3/8 inch.*

AQ104.2.3 Ship's ladders. *Ship's ladders accessing lofts shall be installed at 70 to 80 degrees from horizontal and are permitted to be used as an element of a means of egress from lofts. Ship ladders shall comply with Sections R311.7.12.*

AQ104.2.4 Loft Guards. *Loft guards complying with R312.1 shall be located along the open side of lofts. Loft guards shall be not less than 36 inches in height or one-half of the clear height to the ceiling, whichever is less.*

SECTION AQ105 EMERGENCY ESCAPE AND RESCUE

AS105.1 Emergency Escape and Rescue. *Tiny houses and their lofts shall meet the requirements of Section R310 for emergency escape and rescue openings.*

SECTION AQ106 SMOKE AND CARBON MONOXIDE DETECTORS

AQ106.1 Smoke and Carbon monoxide detectors. *Smoke and carbon monoxide detectors shall be installed as required in Sections R314 and R315 and just below the highest point of any loft.*

SECTION AQ107 FOUNDATION

AQ107.1 Foundation options. *Tiny Houses are permitted to be constructed without a masonry or concrete foundation per Section AQ107.1.1 and AQ107.1.2, except in coastal high hazard, ocean hazard and flood hazard areas.*

AQ107.1.1 Wood Foundation. *The building shall be supported on a wood foundation of minimum 4-inch by 4-inch or 6-inch by 6-inch mudsill or runner of approved wood in accordance with Section R317. Structural floor systems that include joists and subfloor material shall also comply with Section R317.1, item #1.*

AQ107.1.2. Anchorage. *Tiny houses with wood foundations per AQ107.1.1 shall be designed and anchored to resist overturning and sliding.*

Exception: *Tiny houses with no more than 12' vertical mean roof height shall be anchored to resist overturning and sliding by installing a minimum of one ground anchor at each corner of the building. The total resisting force of the anchors shall be equal to 20psf (958 Pa) times the plan area of the building.*

The delayed effective date of this Rule is January 1, 2023.
The Statutory authority for Rule-making is G. S. 143-136; 143-138.

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