



**COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**

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MOVEABLE TINY HOME PERMIT CHECKLIST

A moveable tiny home may be installed on a property as a primary single-family dwelling, or detached accessory dwelling unit, subject to compliance with the Zoning Ordinance standards and issuance of a building permit. Use this checklist to make sure your moveable tiny house complies with the development and design standards of the County’s Zoning Ordinance.

SECTION A. PROPERTIES THAT QUALIFY	
1. Zoning. Is the property zoned to allow single family residences?	<input type="checkbox"/> Yes
2. Primary Residence. Will the moveable tiny home be the primary residence on a lot that is currently vacant? Note: Moveable tiny houses that function as a primary residential dwelling are subject to the standards of the base zone. OR:	<input type="checkbox"/> Yes
3. ADU. Will the moveable tiny home be an accessory dwelling unit (ADU) on a lot that is developed with an existing single-family dwelling?	<input type="checkbox"/> Yes
SECTION B. PRELIMINARY CRITERIA	
4. Design. Is the moveable tiny home mounted on a wheeled trailer chassis and designed and built to look like a conventional residential structure, using conventional building materials, and is thus architecturally distinct from traditional mobile homes and recreation vehicles?	<input type="checkbox"/> Yes
5. Address. The moveable tiny home shall obtain a separate address with issuance of an electrical permit.	<input type="checkbox"/> Yes
6. Qualifying Features. Does the moveable tiny home include a bathroom, kitchen, and a sleeping area?	<input type="checkbox"/> Yes
7. Registration. Is the moveable tiny home licensed and registered with the California Department of Motor Vehicles?	<input type="checkbox"/> Yes
8. Certification. Does the moveable tiny home comply with standards set forth in California Health and Safety Code 18027.3 (i.e., ANSI 119.5 and NFPA 1192). A moveable tiny house shall be certified by a recognized national certification body as complying with these standards and a certified label shall be placed on the moveable tiny house to demonstrate compliance.	<input type="checkbox"/> Yes
SECTION C. PLACEMENT ON THE LOT	
9. Setback from Property Lines. Is the moveable tiny home located to meet the setbacks applicable to the zoning of the property?	<input type="checkbox"/> Yes
10. Setback from Structures. Is the moveable tiny home located at least ten feet from any structures onsite?	<input type="checkbox"/> Yes
SECTION D. SIZE & DESIGN STANDARDS	
11. Size. Is the moveable tiny home four hundred (400) square feet or less?	<input type="checkbox"/> Yes
12. One Story. Is the moveable tiny home one story? Lofts up to 48” does not constitute 2 nd story.	Yes

13. Towable. Is the moveable tiny home towable and cannot move under its own power?	<input type="checkbox"/> Yes
14. Screened Undercarriage. The moveable tiny home undercarriage, including wheels, axles, tongue, and hitch, shall be concealed from view.	<input type="checkbox"/> Yes
15. Egress. Does the moveable tiny home have a minimum of two means of egress, one of which shall be the main entrance and one of which shall be in each sleeping area? Entrance and egress stairs, pathways, and windows shall be constructed in accordance with state standards.	<input type="checkbox"/> Yes
16. Appearance. Does the moveable tiny home look like a conventional residential structure rather than a recreation vehicle? This shall be done by incorporating design features and materials typically used for houses (e.g., siding, roofing, pitched roofs, eaves, residential windows, etc.)?	<input type="checkbox"/> Yes
<p>"Tiny house on wheels" on the left, and "RV" on the right.</p> <p>Typical Tiny House Typical Recreational Vehicle</p>	
17. Living Area Extensions. The roof and all exterior walls shall not be fixed with slide-outs, tip-outs, or other forms of mechanically articulating room area extensions.	<input type="checkbox"/> Yes
SECTION E. FIRE STANDARDS	
18. Fire Sprinklers. If there is a primary dwelling unit located onsite that is protected with an automatic fire sprinkler system, will the THOW have an automatic fire sprinkler system?	<input type="checkbox"/> Yes
19. Very High Fire Hazard Severity Zone. If the property is located within a Very High Fire Hazard Severity Zone, does the moveable tiny home satisfy the following additional requirements: <ul style="list-style-type: none"> a. Exterior walls shall be constructed with ignition-resistant materials in compliance with Section R337 of the California Residential Code; and b. Glazed openings, including skylights, shall comply with Section R337 of the California Residential Code. 	<input type="checkbox"/> Yes
SECTION F. UTILITIES	
20. Water and Sewer. Will the moveable tiny home connect to water supply and sewage disposal facilities approved by the county's environmental health department and building services division?	<input type="checkbox"/> Yes
21. Energy. Will a building permit be obtained to connect the moveable tiny home to an electrical subpanel?	<input type="checkbox"/> Yes
22. Mechanical Equipment. Is all mechanical equipment incorporated into the structure?	<input type="checkbox"/> Yes
SECTION G. FOUNDATION AND STRUCTURAL COMPONENTS	
23. Permanent Foundation. If a moveable tiny home is retrofitted for placement on a permanent foundation, it must meet building and fire safe standards.	<input type="checkbox"/> Yes

24. Tie Down. A moveable tiny home shall be tied down with anchors or otherwise stabilized as designed by a California licensed engineer.	Yes
25. Porches and Decks. Structures such as porches, decks, sheds, and gazebos shall be designed to detach from the moveable tiny house. Uncovered porches or decks less than thirty (30) inches in height and less than two hundred (200) square feet do not require building permits.	<input type="checkbox"/> Yes
26. Wind and Snow Loads. A moveable tiny home shall be constructed to withstand minimum snow and wind loads for the proposed parking location.	<input type="checkbox"/> Yes
27. Parking Pad. The parking pad shall utilize a paved surface or gravel surface.	<input type="checkbox"/> Yes

Plan Submittal Requirements: Submit the following documents when applying for your permit:

- Site plan
- Floor plan
- 3rd party certification
- Skirting detail
- Anchorage plans and engineering
- Stair/landing plans
- DMV Registration