APPENDIX Q

TINY HOUSES

This provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: *Appendix Q relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.*

SECTION AQ101
GENERAL

AQ101.1 Scope. This appendix shall be applicable to *tiny houses* used as single *dwelling units*. *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.

[W] ((~~EGRESS ROOF ACCESS WINDOW.~~ ~~A *skylight* or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of Section R310.2.~~))

[W] ((~~LANDING PLATFORM.~~ ~~A landing provided as the top step of a stairway accessing a *loft*.~~))

[W] ((~~LOFT.~~ ~~A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.~~))

[W] TINY HOUSE. A *dwelling unit* that is 400 square feet (37 m^2) or less in floor area excluding sleeping *lofts*.

SECTION AQ103
CEILING HEIGHT

[W] AQ103.1 Minimum ceiling height. *Habitable space* ((~~and hallways~~)) in *tiny houses* shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in *sleeping lofts* ((~~are permitted to~~)) shall be ((~~less than 6 feet 8 inches (2032 mm)~~)) in accordance with Section R326.

[W] SECTION AQ104
((~~LOFTS~~)) ENERGY CONSERVATION

((~~AQ104.1 Minimum loft area and dimensions.~~ ~~*Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AQ104.1.1 through AQ104.1.3.~~

~~AQ104.1.1 Minimum area.~~ ~~*Lofts* shall have a floor area of not less than 35 square feet (3.25 m^2).~~

~~AQ104.1.2 Minimum dimensions.~~ ~~*Lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.~~

~~AQ104.1.3 Height effect on loft area.~~ ~~Portions of a *loft* with a sloped ceiling measuring less than 3 feet (914 mm) 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 (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.~~

~~AQ104.2 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 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).~~

~~**AQ104.2.1.2 Headroom.** The headroom in stairways accessing a *loft* shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.~~

~~**AQ104.2.1.3 Treads and risers.** Risers for stairs accessing a *loft* shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:~~

~~1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.~~

~~2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.~~

~~**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 (1880 mm) where the stairway meets the *loft*. The *landing platform* shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the *loft*, and 16 to 18 inches (406 to 457 mm) 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.** Ladders accessing *lofts* shall comply with Sections AQ104.2.1 and AQ104.2.2.~~

~~**AQ104.2.2.1 Size and capacity.** Ladders accessing *lofts* shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200-pound (75 kg) load on any rung. Rung spacing shall be uniform within $^3/_8$ inch (9.5 mm).~~

~~**AQ104.2.2.2 Incline.** Ladders shall be installed at 70 to 80 degrees from horizontal.~~

~~**AQ104.2.3 Alternating tread devices.** Alternating tread devices accessing *lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).~~

~~**AQ104.2.4 Ship's ladders.** Ship's ladders accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall be not less than 20 inches (508 mm).~~

~~**AQ104.2.5 Loft Guards.** *Loft* guards shall be located along the open side of *lofts*. *Loft* guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less.~~))

AQ104.1 Air leakage testing. The air leakage rate for tiny houses shall not exceed 0.30 cfm at 50 Pascals of pressure per feet of the dwelling unit enclosure area. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed after the continuous air barrier, including all penetrations, is completed and sealed.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weather stripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior louvers for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

[W] AQ104.1.1 Whole house mechanical ventilation. Where an air leakage rate not exceeding 0.30 cfm per ft of the dwelling unit enclosure area in accordance with Section AQ106.1 is provided, the tiny house shall be provided with whole house mechanical ventilation in accordance with Section M1505.4.

[W] ((~~SECTION AQ105~~
~~EMERGENCY ESCAPE AND RESCUE OPENINGS~~

~~**AQ105.1 General.** *Tiny houses* shall meet the requirements of Section R310 for emergency escape and rescue openings.~~

~~**Exception:** *Egress roof access windows* in *lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the *loft* floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.~~))