



ROUTT COUNTY REGIONAL BUILDING DEPARTMENT

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Tiny Home Construction Informational Brochure

How Do Can I Design a Tiny Home to Obtain a Building Permit?

Site Build Construction: A Tiny House can be constructed on site as a permanent dwelling unit in accordance with the current adopted Building Codes. Routt County Regional Building Department reviews permit applications in accordance to the 2015 International Residential Building Code and also adopted (Appendix Q Tiny Houses) from the 2018 IRC to allow additional design options for tiny homes. All new homes are required to also meet the adopted 2015 International Plumbing, Mechanical, Fuel Gas, and Energy Code requirements, and all Electrical work must meet the 2017 National Electrical Code. Please visit the below web link for more information and code presentations on our Adopted Codes within Routt County before you begin to design your home.

<http://www.co.routt.co.us/537/2015-Building-Code-Update>

Manufactured or HUD Homes and Factory Built Housing: The Colorado Department of Local Affairs through the Division of Housing regulates and certifies all manufactured and factory built housing. Please contact the State Division of Housing for further information on all manufactured or factory built homes prior to purchasing any homes to make sure they are pre-approved by the State of Colorado.

Snow Load Requirements: Also contact the Routt County Regional Building Department prior to purchasing or starting construction on a manufactured or factory built home so we can provide you with the proper Ground Snow Load requirements based on the geographic location of where the home will be set.

A manufactured house is allowed to be put on a block and tie-down foundation, or a permanent frost protected foundation. If a block and tie-down foundation is used, then it must be in accordance with the State Division of Housing's installation manual. If a permanent foundation is being used, the foundation will need to be designed by a Colorado licensed design professional or in accordance with our adopted Building Codes. Building Permits are required for all Manufactured, HUD, or Factory Built homes, please contact the Routt County Regional Building Department directly or visit our website.

What is Required for Tiny Homes on Wheels?

Motor Vehicles (DMV Registered): One way to construct and use a tiny house is as an ANSI-RVIA vehicle (RV) that is registered as a motor vehicle with the DMV. This requires that the unit is licensed and self-contained. The unit must also remain on the wheels and obtain its support from the wheels and chassis jacks. Blocks and tie-downs are not allowed under a motor vehicle. Any electrical, water or sewer hook-ups must meet the requirements of the currently adopted codes and the regulations set forth by the authorities having jurisdiction over these matters, such as, but not limited to, the local Utility

Department, the Health Department, or the State of Colorado. A Building Permit is not required through the PPRBD for a motor vehicle. Permits may be required for electrical, gas and plumbing connections.

Other Important Considerations: The Planning and Zoning, Sanitation, Electric, and Water authorities having jurisdiction over the parcel of land being used all need to be contacted regarding the specific type of Building or RV being proposed prior to installation, construction, or parking. There may be differences in the applicable regulations regarding each different type of building or RV. For example, an RV or Tiny Home on Wheels may have a time limit on how long it can be parked, or where it can be parked, or if you can live it while it's parked. It's the responsibility of the applicant/owner before building, setting, or parking any permanent or temporary structure including those on wheels to be sure it's within compliance of the Local Authority Having Jurisdiction.