



BROCHURE # 105 **CAN I BUILD A “TINY HOME”?**

WHAT IS A “TINY HOME”?

The tiny home movement is a social movement that advocates living simply in tiny homes. Tiny homes, which were recently popularized, are often on wheels and measuring less than 400 square feet.

DOES KITSAP COUNTY ALLOW “TINY HOMES”?

Kitsap County does not permit a typical tiny home “on wheels”, Recreational vehicles or RV’s are permitted with certain temporary permits, to see what constitutes an RV, please visit the Labor and Industries:

<http://www.lni.wa.gov/Tradeslicensing/FAS/Types/RV/default.asp>

CAN I BUILD A PERMANENT “TINY HOME”?

A typical wood framed structure, with minimal square footage, that is constructed permanently (on a foundation) can be permitted in Kitsap County. Any permanent structure built needs to provide all necessary elements in order to qualify as an approved residence. These elements include:

- Living space
- Means for cooking
- Sanitation
- Eating space
- Sleeping space



Kitsap County also allows the use of alternate types of construction materials (other than wood and concrete) if it can be proven that the materials used and the overall design meets the requirements of the International Residential Code, the Washington Administration Code Amendments and the International Energy Conservation Code. Alternative methods and materials require an engineered design.

Minimum Room Size Requirements for a “Tiny Home”

- Each dwelling unit shall have at least one habitable room that is 70 square feet in area with no dimension of the room area being less than 7 feet; to include height. *Kitchens, hallways, bathrooms, mechanical rooms, etc. are not considered habitable.
- Other habitable rooms provided shall also be no less than 70 square feet, with no dimension of the room being less than 7 feet.
- Sanitation shall be provided, which includes bathtub or shower, toilet and a sink. Rooms including these elements are sized accordingly to provide the appropriate clearances.

