

Quick Facts:

- Tiny homes that are built off-site must have WA State Labor and Industries (LNI) approval as a modular structure when intended for a permanent installation.
 - ❖ When you go to LNI, ask for the structure to be reviewed as a modular home that is mounted on a chassis.
 - ❖ Homes reviewed under these standards are HUD compliant.
 - ❖ Emphasize you want a HUD compliant structure.
- A tiny home built on-site without a chassis are reviewed by Thurston County Staff and permitted as a single-family dwelling unit, accessory dwelling unit or guest house.
- A tiny home constructed on a chassis must be approved by LNI as a modular home. A manufactured home placement permit is required.
- Recreational Park Trailers or Park Models do not meet HUD standards as a permanent living structure.

What is a Tiny Home?

Tiny homes are structures that come in all sizes and shapes that can be used as habitable space for sleeping, living, eating and cooking.

Can I build a tiny home in Thurston County?

It depends on the zoning district the property you want to place the tiny home on is located in and what is currently on the property. Visit the Building Development Center to inquire about constructing a tiny home on your property.

What are the Code Requirements for a Tiny Home?

- Habitable rooms for sleeping and living cannot be less than 70 square feet and must be at least seven feet in one dimension. Habitable rooms must have no less than a 7-foot ceiling height. Bathrooms, toilet and laundry rooms require no less than 6'-8" ceiling height. Refer to the current International Residential Code (IRC) for exceptions to these requirements.
- Plumbing – Refer to the IRC for minimum plumbing fixture clearance requirements.
- Site-built tiny homes must meet the same requirements of the building code as a full-size home for safety, structural, energy code and ventilation requirements.

Questions Before you Build?

Contact the Building Development Center at (360) 786-5490 or visit the BDC Monday-Friday from 8 a.m. to 4 p.m. at the addressed referenced below.

Thurston County Building Development Center

2000 Lakeridge Drive SW, Bldg 1, Second Floor; Olympia, WA 98502

Phone: (360) 786-5490; TYY/TDD Line: 711 or 1-800-833-6388; Fax: (360) 754-2939

www.thurstoncountybdc.com