

# TINY HOUSE INFORMATION SHEET



1. As per the IRC Code, an efficiency residential dwelling unit **shall have**:
  - A living room of not less than 220 square feet of floor area if the living room and bedroom are joined. If the living room and bedroom are separate, the living room shall be no less than 120 square feet;
  - An additional 100 square feet of floor area for each occupant in excess of two;
  - A ceiling height of at least 7 feet;
  - No room with less than 70 square feet with a minimum wall dimension of 7 feet;
  - A separate closet;
  - A kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in the front.
  - Light and ventilation conforming to this code;
  - A separate bathroom containing a water closet, lavatory and bathtub or shower.
2. Tiny houses on platted lots must provide adequate off street parking, conform to all setbacks for the zoning district in which they are located, and a building permit must be secured prior to construction. All applicable inspections and process apply as per the IRC Code and they must be on a permanent foundation;
3. Tiny houses on wheels fall under the definition of a trailer, and can only be certified according to the HUD codes through a HUD certified inspector. Therefore, a building permit is not acceptable for construction of this type of unit;
4. Tiny houses on wheels can only be placed in an R-6 (Manufactured Home (Mobile) Park) zoning district as they are too small to meet the zoning requirements for a manufactured mobile home which is at least a 24' x 36'.
5. Any residence, dwelling, and/or place of business requires a separate sewer and water service from the main lines located in the street. This will require approval from the City of Casper Engineering Department. Please note that tap fees will be assessed prior to the issuance of a building permit and connecting to existing utilities that service another building on the same lot is **prohibited**.