

Port Townsend EcoVillage Tiny House Requirements

The following Design Regulations, Paragraphs A through L, are specific to tiny houses. Starred regulations are based on building codes for Port Townsend/Washington State.

Regulations Specific to Tiny Houses

A. Number of Dwelling Units

Residential Site 9 may have three (3) dwelling units. The offset on the North side of lot 9 (PTEV imposed) will be reduced from 10 ft to 5 ft.

B. Building Plans

The Site team of the Association must approve tiny house plans prior to the location of the tiny house at the PTEV.

C. Standards

All tiny houses must meet the relevant sections of the State of Washington building and electrical codes (including the starred items below).

D. Permitting

Tiny houses located at PTEV must be permitted for occupancy in one of the following ways:

- a) Through the City of PT building department inspection and permitting process.
- b) Through the State of Washington License and Industry Inspection (L&I) process for “factory built structures”. Typically, dwellings permitted through the L&I process are fully engineered (i.e. stamped by a professional engineer), built in an inspected facility, and a minimum of 320 square feet.
- E. c) Tiny houses that are not built and permitted per one of these two processes will be considered for PTEV on a case-by-case basis. At minimum, PTEV will require full documentation and third party inspection and the house owners must work with the city to be permitted for permanent occupancy. Please note that the permanent occupancy permitting requirement may be prohibitive for tiny houses not built to a permanent occupancy standard. **Utility Hook-ups**

The home owner is responsible for installation and the costs of the hook-ups between their unit and all PTEV-provided utility infrastructure, (including water, sewer, electrical and stormwater management).

F. Dwelling Size, Length and Width

The maximum total allowable exterior footprint of the tiny house is 400 square foot. Maximum wall length of any house with side facing street without modulation is 20 feet. The maximum exterior width of a tiny house is 15 feet.

G. Dwelling Height and Solar Access Rights

Building height limits are in feet from top of foundation to the top of highest roof ridge and are 13’6”. There are no restrictions on slope of roof.

H. Minimum (Interior) Area*

Every dwelling unit shall have at least one habitable room of not less than 120 square feet of gross floor area. Other habitable rooms shall have a floor area of not less than 70 square feet. A habitable space is a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

I. Foundation and Seismic:

Tiny houses may be built on either a trailer (chassis) or a skid. Both must be secured with anchor bolts to a pier foundation. (see diamondpier.com). The PTEV will provide up to six piers for each house. If additional piers are required, the homeowner will provide. Homeowner is also responsible for connecting the pier to the trailer or skid.

J. Bathrooms

The requirement for an ADA bathroom is waived for tiny houses.

K. Low Impact Development:

The Low Impact Development checklist from the Regulations is waived.

L. Storage and Other Miscellaneous Structures

Additional structures such as storage sheds, decks, sun rooms, sheds that are not permanently attached to the tiny house will be allowed to be sited on the lot provided the Site Team and the other tiny house residents agree. The combined square footage of the structures and the house will not exceed 400 square feet.

Regulations Applicable to All PTEV Dwelling Units

M. Prohibited Materials

Prohibited red materials list (from the Living Building Challenge): These materials may only be used in special circumstances, if proven to be non-toxic, and the Association must approve their use on a case-by-case basis: Added formaldehyde, Halogenated Flame Retardants, PVC, Mercury, CFC's, HCFC's, Neoprene (chloroprene), Cadmium, Chlorinated Polyethylene and Chloro-sulfonated Polyethylene, Wood treatments containing Creosote, Arsenic or Pentachlorophenol, Polyurethane, Lead, Phthalates.

N. Minimum Room Widths*

Habitable spaces, other than a kitchen, shall be not less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls.

O. Minimum Ceiling Heights*

Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet. Beams, girders, ducts or other obstructions may project to within 6 ft. 4 inches of the finished floor.

P. Sanitation*

All plumbing fixtures shall be connected to Port Townsend's sanitary sewer. Homeowner is responsible for installing piping connecting the house to the sewer riser.

Q. Insulation*:

Tiny house will have insulation meeting the following R-Values from the Washington State Energy Code: Floor – 30; Walls – 21; Ceiling – 49.

Q. Insurance

Tiny house owners must obtain appropriate insurance coverage for damage, loss and liability.

R. Variance Requests

Any variance to the above regulations must be approved by the Site team. Any variance to the Residential Guidelines or the adopted Site Plan must be approved by the PTEV as a whole.