

## Section 101

### General

#### 101.1 Scope

This section shall be applicable to tiny houses used as single dwelling units. Tiny houses shall comply with this code except otherwise stated in this chapter.

## Section 102

### Definitions

#### 102.1 General

The following words and terms shall, for the purposes of this chapter, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

**Egress Roof Access Window:** A skylight or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of section R310.2

**Landing Platform:** A landing provided as the top step of a stairway accessing a loft.

**Loft:** A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

**Tiny House:** A dwelling that is 400 square feet (37 m<sup>2</sup>) or less in floor area excluding lofts.

**Mobile Tiny House:** A tiny house that is equipped with wheels that are intended for the relocation of the dwelling.

## Section 103

### Ceiling Height

#### 103.1 Minimum Ceiling Height

Habitable space and hallways in tiny houses shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts, and lighting shall not extend below these minimum ceiling heights.

**Exception:** Ceiling heights in lofts are permitted to be less than 6 feet 8 inches (2032 mm).

## Section 104

### Lofts

#### 104.1 Minimum loft area and dimensions.

Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of sections 104.1.1 through 104.1.3.

#### **104.1.1 Minimum Area.**

Lofts shall have a floor area of not less than 35 square feet (3.25 m<sup>2</sup>).

#### **104.1.2 Minimum dimensions.**

Lofts shall not be less than 5 feet (1524 mm) in any horizontal dimension.

#### **104.1.3 Height effect on loft area.**

Portions of a loft with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

**Exception:** Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50 percent slope), portions of a loft with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as a contributing to the minimum required area for the loft.

#### **104.2 Loft access.**

The access to and primary egress from lofts shall be of any type described in Sections 104.2.1 through 104.2.4

##### **104.2.1 Stairways.**

Stairways accessing lofts shall comply with this code or with sections 104.2.1.1 through 104.2.1.5.

###### **104.2.1.1 Width.**

Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

###### **104.2.1.2 Headroom.**

The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches (1880mm), as measured vertically from a sloped line connecting the tread or landing platform nosing's in the middle of their width.

###### **104.2.1.3 Treads and risers.**

Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

#### 104.2.1.4 Landing platforms.

The top tread and riser of the stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the loft. The landing platform shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the platform to the edge of the loft, and 16 to 18 inches (406 to 457 mm) in height measured from the landing platform to the loft floor.

#### 104.2.1.5 Handrails.

Handrails shall comply with Section R311.7.8

#### 104.2.1.6 Stairway guards.

Guards at open sides of stairways shall comply with Section R312.1.

### 104.2.2. Ladders

Ladders accessing lofts shall comply with sections 104.2.1 and 104.2.2

#### 104.2.2.1 Size and capacity.

Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200-pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8 inch (9.5 mm).

#### 104.2.2.2 Incline

Ladders shall be installed at 70 to 80 degrees from horizontal.

### 104.2.3 Alternating tread devices

Alternating tread devices accessing lofts shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

### 104.2.4 Ships ladders.

Ships ladders accessing lofts shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall not be less than 20 inches (508 mm).

### 104.2.5 Loft Guards

Loft guards shall be located along the open sides of lofts. Loft guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less.

## Section 105

### Emergency Escape and Rescue Openings

#### 105.1 General

Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

**Exception:** Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

## Section 106

### Regulations

#### 106.1 Setback Minimums

Any tiny home within the city of Pevely must comply with all setback minimums listed herein.

Front: 20      Side: 10      Rear 15

#### 106.2 Lot Requirements

Tiny home lot sizes must be a minimum of 1200 square feet (112 m<sup>2</sup>).

Tiny home lot width must be a minimum of 18 feet (1.7m) no larger than 30 feet (2.79m).

#### 106.3 Prohibited Locations

Tiny homes are not permitted to be located in any of the following:

- R-1 Zoning
- R-2 Zoning
- R-3 Zoning
- R-4 Zoning
- B-1 Zoning
- B-2 Zoning
- I-1 Zoning
- I-2 Zoning
- I-3 Zoning
- A Zoning
- PRD Zoning
- Within 50 Feet (4.65 M) of any bank, river or any other waterway.
- Any portion of a floodplain or floodway in accordance to the most recent FEMA Floodplain maps.

- On a lot that currently holds an existing tiny house

#### 106.4 **General**

All tiny homes are required to have an occupancy inspection after it has been fully constructed or installed. Any time a tenant changes, the previous inspection will be deemed invalid and a new occupancy inspection will be required.

Short term lodging for tiny homes is prohibited at all times.

Each property will only be permitted to have one (1) tiny home placed on the property within twelve (12) months.

No tiny home shall be greater than two (2) stories high.

Each tiny home will be required to have a minimum of one (1) parking space.

No more than 2 occupants are permitted at any time.

All mechanical equipment shall be included into the structure not on the roof.

**Exception:** Solar panels may be permitted on the roof with approval by the City of Pevely Building Official.

### Section 107

#### Mobile Tiny Home

#### 107.1 **General**

Section 107 is directly applied to all tiny homes that are equipped with wheels.

#### 107.2 **Regulations**

All mobile tiny homes must be licensed and registered with the Missouri Department of Transportation.

Mobile tiny homes must not be movable under their own power.

When placed on a lot, the undercarriage (Wheels, Axels, Tongue, and Hitch) must be hidden from view with acceptable covering determined by the City of Pevely Building Official.

The dwelling must sit on a paved surface, 6 Inches (152 mm) minimum that is steel reinforced and must be large enough to fit the entire unit.

The unit must be anchored to such pad in a way to withstand wind gusts of up to one-hundred forty (140) miles per hour.