

Tiny House Permitting Guidelines

(**TINY HOUSE.** A Dwelling that is 400 sqft or less in floor area excluding lofts.)

Greenville County

Greenville County Square

301 University Ridge, Suite 4100

Greenville, SC 29601 - 3660

864 - 467 – 7060

APPLICATION:

Go to eTRAKit and Create an Account.

<https://grvlc-trk.aspgov.com/eTRAKiT/login.aspx?It=either&rd=~/PermitApplication/step1.aspx&activityNo=>

Permit Type: TINY HOUSE

OPTIONS OF COMPLIANCE:

SITE BUILT:

Code of reference: International Residential Code (IRC) with SC amendments. or

International Residential Code (IRC) **Appendix AQ Tiny Houses.**

<https://codes.iccsafe.org/content/IRC2021P2/appendix-aq-tiny-houses>

OFF SITE BUILT:

SC approved Modular Building Unit: The unit shall bear the SC Modular Label and it shall be labeled for Single Family Dwelling Occupancy.

Site installed systems such as plumbing, sewer, electrical, and HVAC will require appropriate permits. SC State approved Modular plans must be on the jobsite to obtain inspections.

<https://llr.sc.gov/bcc/mbpinfo.aspx>