Tiny Houses 400 Square Foot or Less
Residential Permitting Guidelines

Greenville County
Greenville County Square, 301 University Ridge, Suite 4100, Greenville, SC 29601 - 3660, 864 - 467 – 7060

SITE BUILT:
The application necessary for submittal is the: New Residential Permit Application

The Code of reference for a site built small house is the 2018 International Residential Code (IRC) and
as a case by case alternate method the 2018 IRC Appendix Q Tiny Houses as allowed by. (2018 IRC
Alternate Method per section 104.11.)


OFF SITE BUILT
TINY HOMES (400 square feet or less)
OPTIONS OF COMPLIANCE:
The application necessary for submittal is the: New Residential Permit Application or the Residential
Addition Alteration Permit Application for RV’s and Park Model units.

Permanent Use:
> Bare a SC Modular Label (SC Engineered Design constructed in a SC approved manufacturing
facility). The unit shall be labeled for Single Family Dwelling Occupancy. (Modular’s of
closed construction)

➤ Constructed in a Commercial Facility and be open construction (no concealed framing or
mechanical components).installed on a site built, permitted inspected foundation. Inspections
are then required and compliance with the Site built requirements above.

Seasonal Use Only:
➤ RV manufactured in compliance with ANSI 119.5 registered with SCDMV as a vehicle baring
a current SC license plate. Units manufactured under ANSI 119.5 are not intended to be
occupied as a full time residence. Note RV’s are only allowed in approved RV parks or on an
approved un-zoned parcel of property.

➤ Park Model Unit is registered as a vehicle also necessary to submit a Certificate of Origin. And
units are only allowed in approved RV parks or on an approved un-zoned parcel of property.
These units are also manufactured to ANSI119.5 standards.

June 15, 2017 hwy rev. January 02,2020