

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 2015 International Residential Code (IRC) and as a case by case alternate method the 2018 IRC Appendix Q Tiny Houses as allowed by. (2015 IRC Alternate Method per section 104.11.)

<https://codes.iccsafe.org/public/document/IRC2018/appendix-q-tiny-houses>

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 bearing 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.