



Tiny House Request for Modification or Alternate Method of Compliance

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

Request is <input type="checkbox"/> Modification <input checked="" type="checkbox"/> Alternate Method of Compliance					
Address:		Use:		Type of Const:	
Suite #:	Building #:	# of Stories:	Sprinkled: <input type="checkbox"/> YES <input type="checkbox"/> NO	Total Sq. Ft. of Building:	Sq. Ft. of Project:
Name of Building: Tiny House		Date:	Contact Person:		
Building Owner:			Mailing Address:		
Permit # (PR,BP,EP,MP or PP):			Contact Phone #:		
			Email:		
Check One: <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Mechanical <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Energy <input checked="" type="checkbox"/> Fire					
Proposal Description – Explain how it is equivalent or your practical difficulties in carrying out the provisions of this code. (<i>Print or Type; Attach documentation or use back of this form if needed.</i>):					
Definitions:					
"TINY HOME" or "TINY HOUSE" means <u>a dwelling unit that is 400 square feet or less in floor area excluding loft space per City Code Section 25-1-21: Definitions or IRC Appendix AQ Tiny Houses: Definitions.</u>					
Purpose:					
When the City of Austin adopted the 2021 IRC, Appendix AQ was not adopted. Therefore, an Alternate Method of Compliance (AMOC) is required to allow compliance with IRC Appendix AQ Tiny Houses.					
Code Compliance:					
<ul style="list-style-type: none"> Per 2021 IRC AQ 101.1 Scope, the appendix (and therefore the COA Tiny House AMOC) shall be applicable to tiny houses used as single dwelling units. Tiny houses shall comply with the IRC except as otherwise stated in Appendix AQ. Tiny houses shall comply with all minimum fire separation distances per IRC R302. A tiny house shall be built on a permanent foundation complying with 2021 IRC Chapter 4. A tiny house shall comply with 911 addressing requirements for each dwelling unit. A tiny house shall have permanent connections to utilities. Tiny houses shall be exempt from the COA R320 Local Amendments to the Residential Code. The COA visitability ordinance applies to: new construction dwellings subject to the IRC with <i>habitable</i> space on the first floor. Per IRC R304.2 <i>habitable</i> rooms shall be not less than 7 feet in any horizontal direction. Tiny houses (dwellings with 400 square feet or less in floor area) will most likely not have "<i>habitable</i>" room sizes. Therefore, tiny houses are exempt from the COA visitability requirements which would place undue burden upon the applicant to meet the <i>habitable</i> room size requirement. This AMOC shall not apply to Manufactured (Mobile) Homes, which are regulated by HUD. This AMOC also does not apply to modular (industrialized) housing regulated by the Texas Department of Licensing and Regulations. 					

Resources:

- HOME Amendment Ordinance: <https://services.austintexas.gov/edims/document.cfm?id=421611>
- DSD HOME Amendment Webpage: <https://www.austintexas.gov/page/home-amendments>
- Fair Notice Application: https://www.austintexas.gov/sites/default/files/files/Development_Services/LUR_FairNoticeApplication.pdf
- HPD Land Development Code Amendments Webpage: <https://publicinput.com/LDCupdates>
- 2021 ICC IRC Appendix AQ Tiny Houses: <https://codes.iccsafe.org/content/IRC2021P1/appendix-aq-tiny-houses>
- Texas Department of Licensing and Regulations. <https://www.tdlr.texas.gov/ihb/codes.htm>

For Office Use Only

If this Modification or Alternate Method of Compliance is Not Approved the Building Official Shall respond in Writing, Stating the reason why it was not approved

Fire Department Concurrence Required

Approved

Not Approved

By: Mayra Rivera Title: Plans Examiner Manager Date: 2/21/2024

By: Tim Taylor Title: Chief of Inspections Date: 2/21/2024

By: Todd Wilcox Title: Building Official Date: 2/26/2024

By: _____ Title: _____ Date: _____