



Tiny House Permitting Guide

Residential Occupancies of 400 Ft² or Less

Tiny houses are not just small houses. They typically range from 100 ft² to 400 ft², are typically (but not always) mobile, and they have exceptions to the SC Residential Code for One- and Two-family Dwellings that govern most houses. Small homes (garden homes, patio homes or detached in-law suites) usually range from 400 ft² to 1000 ft² and must fully comply with the SC Residential Code for One- and Two-family Dwellings.

SITE BUILT:

The application necessary for submittal is a residential building permit. 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 the section “Alternate Method” (R104.11.)

NON-SITE BUILT:

Permanent Use:

It must bear 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 of closed construction) and be secured to an engineered foundation. **(OR)**

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

Temporary or Non-Permanent Use:

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. RV’s are not allowed as a dwelling unit per the Goose Creek Code of Ordinances and SC Law.

A Park Model Unit is also registered as a vehicle and it is necessary to submit a Certificate of Origin. Units are only allowed in approved RV parks. These units are also manufactured to ANSI119.5 standards.

For any additional information contact the Building Inspection Bureau at 843.553.8350 ex1407.

