

TINY HOME FACT SHEET

A “tiny home” is a small, private and self-contained dwelling unit:

- With living and dining areas
- With kitchen and bathroom facilities
- With a sleeping area
- Intended for year-round use.

A tiny home can be a primary home or a separate structure on a property that already has an existing house. Examples below:



Figure 1: A tiny home on wheels



Figure 2: A site-built tiny home



Figure 3: A shipping container tiny home (not yet located on a site)

Despite their size, tiny homes must comply with the health and safety requirements of Ontario’s Building Code, municipal zoning and other local by-laws.

Tiny Home Sizes

The minimum size of a tiny home in Tay Valley Township is the minimum required size set out in Ontario’s Building Code, which is 17.5 m² (188 sq ft).

Add a tiny home to your property

Before you decide to add a tiny home to your property, it is important that you first speak with the planning and building departments. We can tell you whether you can add or build a tiny home on your property and answer questions related to the Building Code, water setbacks and other topics.

BUILDING CODE/PERMITS/INSPECTIONS

Types of tiny homes

Tiny homes come in many different shapes and sizes. Despite their size or uniqueness, tiny homes are required to meet the Building Code.

Tiny homes built on-site

Many tiny homes, like regular-sized houses, are built on the site where they will be located. The construction requirements for this type of tiny home are the same as the requirements for building a full-sized single-detached house but there are some design differences.

The differences involve the size of rooms and spaces, and if it will have more than one storey. Other design considerations include installing a heating, ventilation and air-conditioning (HVAC) system that is appropriate for heating and cooling a smaller space.

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Tiny homes factory-built

Your factory-built tiny home must meet one of the two key CSA certification standards in the Building Code for factory-built buildings. These standards are:

- CSA-Z240.2.1-09 Structural Requirements for Manufactured Homes
- CAN/CAS – 2240 Series “Mobile Homes”
- CSA A277-08 Procedure for Factory Certification of Buildings.

A tiny home built to these standards will have a label on the inside of the electrical panel indicating which certification it complies with.

Confirm that a tiny home manufactured or purchased from a supplier outside Ontario meets Ontario’s Building Code. Just because it is sold in Ontario, it does not mean the tiny home meets Ontario’s Building Code. You must make sure that the factory-built tiny home you buy is appropriate for the weather and conditions of the region you live in.

Do not buy a tiny home that meets the CAN/CSA-Z241 Series-03 Park Model Trailers standard if your plan is to live in it year-round. This is a standard that applies to seasonal buildings such as cottages.

Foundation and anchorage

Just like a tiny home built on-site, a factory-built tiny home can be placed on footings or a foundation built according to the Building Code. It can also be secured to its site by complying with the standard: CSA-Z240.10.1-08 “Site Preparation, Foundation and Anchorage of Manufactured Homes”.

Mezzanines/ Lofts

Instead of building a full second storey in your tiny home, another option is to build a loft or a partial second floor. The Building Code calls these spaces “mezzanines”. In a tiny home these spaces would consist of a raised floor area and are often intended as a sleeping space. Here are the Building Code rules for mezzanines:

- if the mezzanine is open to below, then the size of the mezzanine cannot be greater than 40% of the floor area of the tiny home, and it must have a guard/handrail to prevent falls
- if the mezzanine has walls all around it, then the size of the mezzanine cannot be greater than 10% of the tiny home
- mezzanine must have stairs, guards and handrails that meet the Building Code.

SEPTIC

Tiny homes must also have necessary servicing such as water and septic. Tiny homes can have a variety of septic systems e.g., grey water pits, compostable toilets, privy, etc. For more information on the different options please contact the Mississippi Rideau Septic System Office, Eric Kohlsmith at e.kohlsmith@rvca.ca

For more technical details please visit the MMAH Guide:

<https://www.ontario.ca/document/build-or-buy-tiny-home>

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