

**General Requirements for the Minimum Size & Facilities of a SFD
Based on the Florida Building Code – Residential 6th Edition
aka – Tiny Houses**

DWELLING - Any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

DWELLING UNIT - A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**SECTION R301
DESIGN CRITERIA**

Buildings and structures, and parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, and wind loads as prescribed by this code. The construction of buildings and structures in accordance with the provisions of this code shall result in a system that provides a complete load path that meets the requirements for the transfer of loads from their point of origin through the load-resisting elements to the foundation

**SECTION R304
MINIMUM ROOM AREAS**

R304.1 Minimum area.

Habitable rooms shall have a floor area of not less than 70 square feet.

Exception: Kitchens

R304.2 Minimum dimensions.

Habitable rooms shall be not less than 7 feet in any horizontal dimension.

Exception: Kitchens.

R304.3 Height effect on room area.

Portions of a room with a sloping ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

**SECTION R305
CEILING HEIGHT**

R305.1 Minimum height.

Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches.

Exceptions:

1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet.
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches above an area of not less than 30 inches by 30 inches at the showerhead.

**SECTION R306
SANITATION**

R306.1 Toilet facilities.

Every dwelling unit shall be provided with a water closet, lavatory, and a bathtub or shower.

R306.2 Kitchen.

Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink. (Kitchen shall mean an area used, or designated to be used, for the preparation of food.)

R306.3 Sewage disposal.

Plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system in accordance with Chapter 64E-6, Florida Administrative Code, Standards for Onsite Sewage Treatment and Disposal Systems.

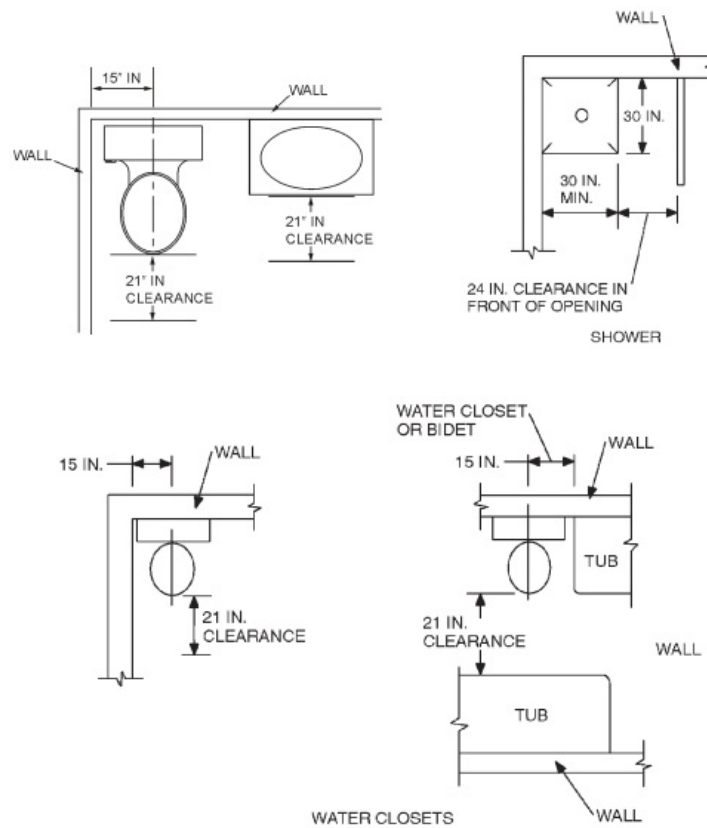
R306.4 Water supply to fixtures.

Plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

**SECTION R307
TOILET, BATH AND SHOWER SPACES**

R307.1 Space required.

Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.



**FIGURE R307.1
MINIMUM FIXTURE CLEARANCES**

R307.2 Bathtub and shower spaces.

Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.

SECTION R 320 ACCESSIBILITY

R320.1.1 – Bathroom door

All new single-family houses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch clear opening. However, if only a toilet room is provided at grade level, such toilet rooms shall have a clear opening of not less than 29 inches .

SECTION R308 GLAZING

See the Section FBC-R R308 for requirements for windows and doors in hazardous locations. See FBC-R R301.2.1.2 for protection of openings and exterior glazing.

SECTION R311 MEANS OF EGRESS

R311.1 Means of egress.

All dwellings shall be provided with a means of egress as provided in this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage.

R311.2 Egress door.

At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78 inches in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue opening required.

Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Additional Considerations When Designing a Tiny House - View the Florida Building Code – www.floridabuilding.org

1. Local Zoning Codes – Minimum size of Dwellings
2. Zoning Setbacks & Fire Separation Distances from Property Lines
3. Geographical Location
4. Flood Zone – Special Flood Hazards Areas & Design Requirements
5. Foundation Design
6. Wind Load Analysis - Engineering
7. Heating & A/C Design
8. Electrical Requirements
9. Sewage Disposal & Potable Water
10. Insulation Requirements & the Energy Code
11. Protection Against Termites
12. Exterior Cladding – Florida Product Approval