

Madison County

BUILDING INSPECTION DEPARTMENT

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Tiny House Information

“Tiny houses” have a varying degree of definitions to the public.

These are the 3 most common thought processes and their implications within Madison County:

On site construction:

1. Building that are permitted, built onsite, built to the minimum building code, and are inspected by Madison County Building Inspections Department ARE deemed fit for permanent human habitation.

Off Site Construction:

2. Manufactured Homes - Buildings that are built in compliance with the Alabama Manufactured Housing Commission and have received their seal of approval/certification from them; then are delivered/anchored/connected in compliance with the Engineers Specifications and/or Manufacturer’s Recommendations along with the Madison County building code resolution and connected to utility services ARE deemed fit for permanent human habitation. These types of buildings are commonly known as Modular Homes, Trailer Homes (not RV), Mobile Homes.
 - a. Alabama Manufactured Housing Commission, 350 South Decatur Street Montgomery, Alabama 36104, 334-242-4036
3. Mobile or movable structure – Park model RV, Portable Shed (Tuff Sheds) or shipping containers converted into dwelling space, Recreational Vehicles R.V. (motorhomes, campervans, caravans [AKA travel trailers and camper trailers], fifth-wheel trailers, popup campers, truck campers, converted vehicles, etc.), and similar structures, are all examples of buildings that DO NOT meet code for permanent human habitation and occupancy cannot be granted. These types of structures would require a Professional Engineer to provide details (structural, life safety, mechanical, electrical, plumbing, etc.) to convert these structures into a code compliant building, then following through with all necessary permits, renovations, and inspections to modify a non-habitable structure into a permanently habitable house/home.

A true to code **Tiny House** is a building built in compliance with the 2018 International Code Council International Residential Code and employees the exceptions of Appendix Q which applies to houses that are 400 Square Feet in area or less. Special attention is provided within this Appendix to modify code compliant features such as stairs, handrails, headroom, ladders, ceiling heights in lofts, and emergency escape and rescue openings requirements. # 1. Above

A house that is greater than 400 square feet in area is not defined as a Tiny House and would not be able to apply the exceptions allowed within Appendix Q unless approved by the Building Official. # 1. Above

See Residential Building Plans and Specifications form, Required Inspections, and Permit Application