

Memorandum

To: To Whom It May Concern
From: John Plano, Building Official
Date: 3/16/2016
Re: Tiny Homes

Zoning would have to allow a small home. Some PUD's have minimum sizes for homes in those neighborhoods. PUD's regulations are filed at the Garfield County Clerk and Recorder's Office.

The 2009 International Residential Code has minimum sizes for dwelling units (IRC 304). Basically, one 120 sq. ft. habitable room and other habitable rooms are to be 70 sq. ft. All habitable rooms need to be 7' wide and 7' tall minimum. Sanitary facilities and kitchen are required.

If it meets the zoning, someone could submit plans to stick build the minimum size home allowed in the IRC. See the Single Family Home Checklist on the Town website.

<http://www.carbondalegov.org/>

Any manufactured homes are required to be approved by the Colorado Division of Housing (CDOH). They approve IRC and HUD homes.

Any home built on a single family lot is required to abide by the IRC or CDOH approved Mfg. home designed to the IRC. HUD homes are only allowed in trailer parks.

Tiny homes, that are not approved by the CDOH are essentially campers and are not allowed as permanent housing in Town.

All impact fees to be paid at building permit, including but not limited to: water and sewer fees, building permit fees, use tax, water meter etc. If there are any planning processes, those fees would be required to be paid also.