



## Moveable Tiny House | Accessory Dwelling Unit



### Definition

Humboldt County Code defines a moveable tiny house as a structure no larger than four hundred (400) square feet intended for separate, independent living quarters, designed and built as a permanent, year-round residence for one (1) household that meets these six (6) conditions:

1. Is licensed and registered with the California Department of Motor Vehicles and meets National Fire Protection Association (NFPA) 1192 RV standards, or if certified after January 1, 2021, meets American National Standards Institute (ANSI) 119.5 Park Model standards. Certification must be made by a qualified third-party inspector accredited through American Society for Testing and Materials.
2. Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, and is not designed to move under its own power.
3. Is no larger than allowed by California State Law for movement on public highways.
4. Has at least one hundred twenty (120) square feet of first floor interior living space.
5. Is a detached self-contained unit that includes basic functional areas that support normal daily routines such as cooking, sleeping, and sanitation.
6. Substantially complies with local building, health, and safety codes as set forth in this Code so that it qualifies as a permanent dwelling.

### Construction Requirements

In addition to the other provisions of HCC [314-69.05](#), Movable Tiny Houses used as ADUs shall comply with all of the following provisions.

1. **Skirting.** The undercarriage (wheels, axles, tongue and hitch) must be hidden from view.
2. **Foundation or Pad.** If the wheels are removed so the unit may sit on a foundation, the foundation requirements for a Movable Tiny House shall follow the State approved

requirements for foundation systems for manufactured housing, or follow an alternative design certified by a licensed engineer. See this [Manufactured Housing Foundation Guide](#) and [HUD's Foundation Guide](#).

3. If the wheels are not removed, the parking area shall include bumper guards, curbs, or other installations adequate to prevent movement of the unit. The wheels and leveling or support jacks must sit on a paving surface compliant with either of the following.
  - **Paving.** A parking area for a moveable tiny house on wheels shall be paved with hard, durable asphaltic paving that has been mixed at a plant and is at least two (2) inches thick after compaction, with Portland cement paving at least three (3) inches thick, or an alternative as described below.
  - **Alternative Paving Materials.** An alternative paving material is one (1) of the following: porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids). Alternative paving materials are permitted subject to all the following requirements:
    - Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of eighty (80) mm (3.14 inches).
    - Products and underlying drainage material shall be installed to meet manufacturers' specifications. Sub-grade soils shall be compacted as required to meet the product installation specifications.
4. **Mechanical Equipment.** Mechanical equipment shall be incorporated into the structure and not located on the roof.
5. **Applicable Codes.** Moveable Tiny Houses shall meet either the provisions of ANSI 119.5 or NFPA 1192 standards, or the provisions of the California Building Code, including 2019 California Residential Code Appendix Q, Tiny Houses, or other adopted alternatives, or both.
6. **Design Standards.** Moveable Tiny Houses must comply with all requirements for Detached ADUs and shall have the following design elements.
  - Materials used as exterior wall covering shall be natural or man-made, nonreflective materials; and no more than ten percent (10%) of the exterior may be reflective in nature.
  - Windows shall be at least double pane glass and labelled for building use and shall include exterior trim.

- Roofs shall have a minimum of a 1:12 pitch for greater than fifty percent (50%) of the roof area.
- The unit shall be plumbed to allow connection to an approved means of sewage disposal, septic system, or waterless toilet. Portable or enclosed waste storage tanks are not allowed for sewage disposal.
- A Moveable Tiny House need not be connected to a source of electrical power, but if it is, the installation shall be in accordance with the California Electrical Code, Part 3, Title 24, California Code of Regulations.

## FAQ's

### **Can I use an RV as a tiny home?**

No. Moveable tiny homes are allowed, but they must comply with the design standards of Humboldt Code [314-69.05.5.6](#). These design standards exclude the use of RV's and airstreams as moveable tiny homes.