



## **Tiny Houses 400 Square Foot or Less**

### **Residential Permitting Guidelines**

1437 Amelia St. Orangeburg, SC 29116      803-533-6174

#### **SITE BUILT:**

The application necessary for submittal is the: **Residential Permit Application**

**Drawings shall comply with the New Home Construction plan Requirements**

The Code of reference for a site built small house is the 2018 International Residential Code (IRC)

#### **OFF SITE BUILT:**

The application necessary for submittal is the: **Residential Permit Application**

**Drawings shall comply with the New Home Construction plan Requirements**

#### **Permanent Use:**

- ❖ Bare a SC Modular Label (SC Engineered Design constructed in a SC approved manufacturing facility). The unit shall be labeled for Single Family Dwelling Occupancy. (Modular Home of closed construction)
- ❖ Constructed in a Commercial Facility and be open construction (no concealed framing or mechanical components). installed on a site built, permitted, inspected foundation. Inspections are then required and compliance with the Site built requirements above.

#### **Seasonal Use Only:** (zoning approval required)

- ❖ RV manufactured in compliance with ANSI 119.5 registered with S.C.D.M.V. as a vehicle bearing a current SC license plate. Units manufactured under ANSI 119.5 are not intended to be occupied as a full time residence. **Note RV's are only allowed in approved RV parks or on an approved un-zoned parcel of property.**
- ❖ Park Model Unit is registered as a vehicle also necessary to submit a Certificate of Origin. And units are only allowed in approved RV parks or on an approved un-zoned parcel of property. These units are also manufactured to ANSI119.5 standards.

APPLICATION AND NEW HOME CONSTRUCTION PLAN REQUIREMENTS AVAILABLE ON LINE AT  
<https://www.orangeburgcounty.org/depts/commDev/permitting/permitting.asp>