



Tiny Houses

A Tiny House placed on a permanent foundation can be site-built or constructed at a manufacturing plant and is classified as a Single Family Detached (SFD) Dwelling. Before purchasing an existing Tiny House or building your own Tiny House, take the time to thoroughly research and understand the [Virginia Uniform Statewide Building Code](#) and any local ordinances/(**Town of Lebanon has zoning**).

Today, the 2018 Virginia Uniform Statewide Building Code (VUSBC) includes the 2018 International Residential Code (IRC). The 2018 Virginia Residential Code provides all the minimum safety requirements for a single family dwelling, which includes Tiny Houses. Additionally, Tiny Houses are referenced in Appendix Q of the 2018 VRC, which specifies the required minimum square footage and ceiling heights. **Anything not referenced in Appendix Q falls within the entirety of the Virginia Residential Code.**

Tiny House Manufacturers fall under Virginia's Industrialized Building Code. **The Tiny House design, construction, and inspection in the factory will result in the issuance of a Virginia Label/Certification.** The Virginia Label/Certification will indicate that the Tiny House complies with the 2018 IRC. This process must be performed by a Compliance Assurance Agency. **Existing tiny homes must have a 3rd party inspection** performed and the results submitted to the Building Official if a Virginia Label is not received. The Virginia Label/Certification protects customers as consumers and helps facilitate the local Building Official accepting/approving the Tiny Houses.

If you wish to bring in a pre-built Tiny House that is not constructed at a manufacturer that performs the inspections required to acquire the Virginia Label, a third party inspection report will be required to be submitted to the Building Official as well as Architectural Design Drawings that show the structure was built to the 2018 Virginia Residential Code.

Link to Virginia Residential Code: <https://codes.iccsafe.org/content/VRC2018P2>



The 2021 Virginia Residential Code will be mandatory January 18, 2025 which will require significant energy changes.

