



RUTHERFORD COUNTY BUILDING CODES

Creating a Sustainable Future Through Building Standards and Safety

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MINIMUM CONSTRUCTION REQUIREMENTS FOR A SINGLE-FAMILY DWELLING

Currently, Rutherford County does not have a special exception to the Zoning Laws or the Building Codes for the construction of 'Tiny Homes.'

All Single-Family Dwellings (SFD), regardless of size, constructed or established in Rutherford County are required to meet the applicable zoning, setback and minimum building code adopted by Rutherford County.

The following is a list of items that are required when considering construction of an SFD.

- A Zoning Compliance Form and a Building Permit must be obtained from Rutherford County Planning and Engineering and the Building Codes Department.
- An electrical permit must be obtained from State of Tennessee (may be purchased at Rutherford County Building Codes Department).
- SFD must be connected to a Sub Surface Sewage Disposal System (SSDS) that has been approved by Tennessee Department of Environment and Conservation (TDEC).
- SFD must be constructed on a permanent foundation as outlined in 2018 International Residential Code, (IRC) Chapter 4.
- Must have at least one *habitable** room with not less than 70sf of gross floor area.
**Habitable space* is defined as 'a space in a building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage, or utility spaces and similar areas are not considered habitable spaces.'
- Other habitable rooms must not have less than 70sf of floor area (except for kitchens).
- Habitable rooms must not be less than 7' in any horizontal direction.
- Ceiling height effect in room area: portions of sloped ceiling measuring less than 5' from the finished floor; the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.
- Ceiling heights must be a minimum 7' in habitable spaces, hallways, bathrooms and toilet rooms.
- Every dwelling must have toilet facilities – water closet, lavatory, and a bathtub or shower.
- Plumbing supply, drainage and fixtures must meet the minimum standards listed in Chapter 27 of the 2018 IRC.
- Dwelling unit must have a kitchen area with sink.
- Unit must be provided with light, ventilation and heating as listed in Section R303 of the 2018 IRC.
- Unit must meet egress requirements compliant with Section R310 of the 2018 IRC.
- Unit must meet the minimum requirements of the 2018 International Energy Conservation Code with amendments as adopted by Rutherford County.
- Unit must comply with design criteria for stairways/landings as outlined in Section R311.

Please be advised that this list may not be all inclusive. If further information is required please call our office at 615-898-7734.