



Tiny Houses 400 Square Foot or Less

Residential Permitting Guidelines

1437 Amelia St. Orangeburg, SC 29116 803-533-6173

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 current edition of International Residential Code

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, engineer stamped 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 ARE AVAILABLE ONLINE AT
WWW.ORANGEBURGCOUNTY.ORG