




Recreational Vehicles / Tiny Houses on Wheels

Follow up on Board direction from September 17, 2019

***Board of County Commissioners Special Meeting
February 11, 2019***


BOCC MOTION FROM SEPTEMBER 24, 2019

What would it take for Alachua County to allow people to allow people to live in Recreational Vehicle / Tiny Home on Wheels and connect to electrical and water/sewer.



CURRENT RV REGULATIONS

Recreational Vehicles

- Allowed within RV Parks (Limited to 90 consecutive days, 180 per year)
 - Allowed for visitors (7 days at a time, 14 days per year)
 - Allowed for temporary residential use while building a home on a lot
 - Allowed to be stored and plugged in for climate control but must be “road ready”
 - Allowed as part of approved management plans in parks or preserves
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CURRENT REGULATIONS

Electrical Service

- Not allowed to be permitted on a vacant lot with the exception of agricultural uses.

Sewer/Septic Service

- Not allowed to be permitted on a vacant lot.



DEFINITIONS

RVs

{truck-camper}



{class-b camper van}



{5th wheel travel trailer}



{class-c mini-motorhome}



{class-a motorhome}



{travel-trailer}



Park Model RV



Tiny House on Wheels (THOW)




Tiny House on Foundation

Current Tiny Home Issues


- Must be built according to Florida Building Code meeting wind load and room size requirements
- Most requests currently are for pre-manufactured homes built out of state – closed construction (State Statute 553.36)
 - Cannot readily inspect the components without disassembly
- Two ways to approve
 - Visually inspect components (deconstruct the home on site)
 - Certified engineer can verify the unit meets FBC – not possible for most of the homes – room size and height requirements, wind load, built to RV standards on a chassis

Building Code Requirements

- Habitable rooms not less than 70 square feet
 - at least one habitable room must be a minimum of 120 square feet.
 - no room (except kitchens) can be less than seven feet in any direction.
 - ceiling height of not less than seven feet (unless sloped then at least 50% 7 ft., none less than 5ft.
 - Stairs not ladders to second floor
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INTERNATIONAL CODE COUNCIL APPENDIX Q

Building Code Appendix Q (Tiny Home Appendix)

- Still requires foundation and most other typical building code compliant standards
 - Contains allowances for ship ladders as opposed to stairs, sleeping lofts, etc.
 - Adopted by City of Gainesville
 - Could be adopted statewide in upcoming legislative session.
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RECREATIONAL VEHICLE INDUSTRY ASSOCIATION (RVIA)

- Park Model Standards:
 - A park model RV (PMRV) is a unique towable RV designed to provide temporary living quarters for recreational, seasonal, camping or travel use. PMRVs (previously referred to as recreational park trailers) are built on a single trailer chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set-up mode. They are certified by their manufacturers to comply with the American National Standards Institute (ANSI) A119.5 Park Model Recreational Vehicle Standard. PMRVs are most often sited in RV parks or campgrounds for seasonal use. The campground might own the units and rent them to guests, or an individual PMRV owner might site their unit on a space leased from an RV park or campground. PMRVs by definition are not meant to be affixed to real property. PMRVs are neither designed nor intended by their manufacturers to be used as permanent residences
- Many THOW are being built to RVIA Park Model Standards

TINY HOUSE ON FOUNDATION


- Modular Home Standards:
 - “Modular homes—are designed, built, permitted and inspected to the Florida Building Code (FBC), and must be installed on permanent foundations (e.g., poured footers, stem walls & poured piers or engineered slabs, just like site built homes) that are designed and built specifically for that home by a contractor licensed by the Department of Business & Professional Regulation (DBPR). It is a violation of Florida Statutes for a mobile home installer to install a modular home. To be acceptable in Florida, a modular home must bear the insignia of the Florida Department of Community Affairs (DCA) [**now Department of Economic Opportunity (DEO)*] on the inside of the cover of the home’s electrical panel. They are considered real property when installed on a permanent foundation, and insured as such.”
- Some Florida based Tiny Home companies are seeking to obtain modular home licenses

CONSIDERATIONS

- Allowing RVs/THOW in more situations:
 - Specify Location in County (Rural Ag or any Residential district)
 - Specify Type of RV (all RVs or just Park Model/THOW)?
 - Specify an amount of time (Manufacturers own certification says they are not meant for permanent residence)
 - RVs are not deemed storm worthy. RV residents will be required to find safe shelter in the case of sustained
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RECOMMENDATION

Direct staff to develop one or more of the following concepts to bring back to Board for further review:

1. Pursue adoption of ICC Appendix Q for Tiny Home construction
 2. Allow RVs/THOWs to be sited for up to 180 consecutive days in the Rural/Ag area with permitted electrical and septic facilities.
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BOARD DISCUSSION & DIRECTION





FOR MORE INFORMATION

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