

# ***Moveable Tiny Homes in City of Victoria***



***Presentation to  
City of Victoria***

***9 August 2018***



# Who are we?

**Tiny House Advocates of  
Vancouver Island**

**[www.THAVI.ca](http://www.THAVI.ca)**

**Over 400 members  
...and growing!**



- Local grass-roots group
- Advocates to make it legal to live full time in moveable tiny houses
- Educates on various aspects of tiny house living
- Some members already live in their own tiny homes
- Some will soon, and some are still planning



# *Why are we here?*



- To make it legal to live full time in moveable tiny houses
  - As alternatives to garden suites
  - In clusters
  - As in-fill dwellings
  - As laneway homes



# Who wants a tiny home?



- Younger singles, couples, families
- Older singles, couples
- Constrained by ultra-low vacancy rate & high rents
- Can't afford a conventional home but...
- ...Do not want to be a financial burden or carry one



# *Social Advantages*



- Affordable housing option
- Aging in place option
- Green, sustainable living
- Use less water and power
- TH owners have more discretionary income to spend in the community
- Frees up conventional rental inventory



# Financial Advantages



- TH owners bring their own home
- Property owner investment \$4K-\$10K = quick ROI
- Annual permit fee can offset any municipal costs
- Allows increased density with small municipal infrastructure investment



# *What is a tiny house?*



- < 400 sq ft (ICC 2017)
- Sits on a trailer or foundation
- Built with same methods and materials as a conventional house
- Designed for safety and permanency
- Built to last for decades



# *What is a tiny house?*



- Can be moved
- Often built or supervised by certified contractors
- Increasingly built by companies specializing in tiny home construction
- Usually custom designed





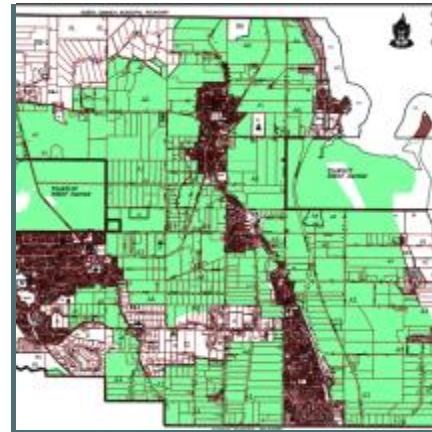
***A moveable  
tiny house is  
not...***



- A manufactured home
- A park model trailer
- A mobile home
- A conventional RV



# Where do we go from here?



- Zoning (Schedule M)
- Building codes
- Inspections
- Public perception
  - Permanency
  - Quality
  - Sewage disposal
  - Property values



*Some ideas...*



## Building codes options

- BC *Building Act* section 7: local authority variation
- Tiny House code approved under the 2018 International Residential Building Code



# *Some ideas...*



## **Local compliance**

- Inspections & annual municipal permit
- Remove the wheels
- Skirting
- Decks
- Aesthetically appealing exteriors



**THIMBY!**  
***Tiny house in my  
back yard***



**Thank you!**

# Key References

**BC Building Act - local authority variations information**

<https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codes-standards/building-act/consistency/local-authority-variations>

**International Code Council - Appendix Q Tiny Houses**

<https://codes.iccsafe.org/public/document/IRC2018/appendix-q-tiny-houses>

**2018 Tiny Houses Appendix Q in International Residential Code**

<http://www.ecobuilding.org/code-innovations/policy-profiles/2018-tiny-house-appendix-to-residential-code>

**Where do Tiny Houses Fit? – Home Builder magazine March/April 2016**

[http://www.cmhi.ca/sites/default/files/tiny\\_house\\_article\\_home\\_builder.pdf](http://www.cmhi.ca/sites/default/files/tiny_house_article_home_builder.pdf)

