



Tiny Homes in the RDBN

What is a Tiny Home?

There is a growing public interest in living in a very small home. This interest appears to be fueled by a desire to live in a more sustainable manner, and to reduce housing costs. There is also a lifestyle component associated with the mobility offered by a small home on wheels. This type of housing is commonly referred to as a Tiny Home, which is a term applied to a variety of housing types. There are two main options for accommodating Tiny Homes in BC. The home can be approved as a building built in accordance with the BC Building code, or the home can be built as a recreational vehicle.



This is classified as a Recreational Vehicle



A tiny home which functions as a building must meet BCBC requirements.

Tiny Homes as Recreational Vehicles

It is common for recreational vehicles built to the CSA Z240 RV or CSA Z241 Park Model standard to be designed to look like a small dwelling and marketed as a “Tiny Home”. However, despite their appearance, these units are not designed for year-round residential use. Recreational vehicles and park model trailers are intended for seasonal and temporary recreational use only.

The RDBN Zoning Bylaw allows occupation of up to 2 recreational vehicles for a maximum period of 6 months for recreational purposes, or 8 months if you are building a house and a valid building permit is in effect. A recreational vehicle must remain capable of being moved, and not affixed to the ground or any structure. Zoning to allow a campground can allow for longer term use.

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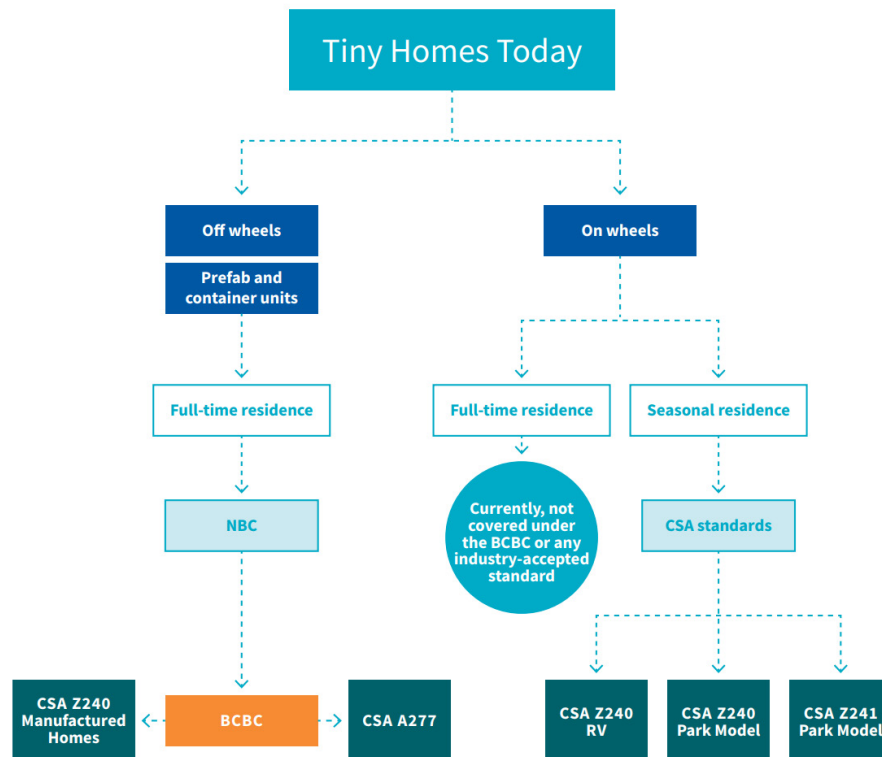
Tiny Homes and the BC Building Code

If the intent is to live year-round in a Tiny Home which is not mobile the building must be built according to the British Columbia Building Code (BCBC). In the RDBN there is no lower limit to the size of a building used as a dwelling. However, the BCBC regulations notably limit the design options for Tiny homes, including the ability to maintain building mobility.

A manufactured home built to the CSA Z240 MH standard, set it up in accordance with the manufacturer's installation instructions

and the BC Building Code, allows for the building to remain movable. However, these buildings are not typically considered to be a Tiny Home given their larger size.

The RDBN has asked the Province to review the BCBC to address some of the challenges which limit design options for Tiny Homes. These include minimum room sizes and ceiling heights, foundation design, door widths, egress from sleeping areas, staircase dimensions, and Step Code Energy efficiency requirements.



If you are interested in building or purchasing a tiny home it is strongly recommended that you speak to a RDBN Building Inspector or a land use Planner.

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