



What is a Tiny Home?

A “tiny home” is a small, private and self-contained dwelling unit:

- With living and dining areas
- With kitchen and bathroom facilities
- With a sleeping area
- Intended for year-round use.

Tiny Home Sizes

There is no minimum size of a tiny home in Lanark Highlands Township. The minimum required is as it is required in Ontario’s Building Code, which is 17.5 m² (188 sq ft).

Types of tiny homes

Tiny homes come in many different shapes and sizes. Despite their size or uniqueness, tiny homes are required to meet the Building Code.

Tiny homes built on-site

Many tiny homes, like regular-sized houses, are built on the site where they will be located. The construction requirements for this type of tiny home are the same as the requirements for building a full-sized single-detached house but there are some design differences. The differences involve the size of rooms and spaces, and if it will have more than one storey. Other design considerations include installing a heating, ventilation and airconditioning (HVAC) system that is appropriate for heating and cooling a smaller space.

Tiny homes factory-built

Your factory-built tiny home must meet one of the two key CSA certification standards in the Building Code for factory-built buildings. These

standards are: CSA-Z240.2.1-09 Structural Requirements for Manufactured Homes, CAN/CAS – 2240 Series “Mobile Homes”, CSA A277-08 Procedure for Factory Certification of Buildings.

A tiny home built to these standards will have a label on the inside of the electrical panel indicating which certification it complies with.



Foundation and anchorage

Just like a tiny home built on-site, a factory-built tiny home can be placed on footings or a foundation built according to the Building Code. It can also be secured to its site by complying with the standard: CSA-Z240.10.1-08 “Site Preparation, Foundation and Anchorage of Manufactured Homes”.

SEPTIC

Tiny homes must also have necessary servicing such as water and septic. Tiny homes can have a variety of septic systems e.g., grey water pits, compostable toilets, privy, etc. For more information on the different options please contact the Mississippi Rideau Septic System Office, Eric Kohlsmith at e.kohlsmith@rvca.ca

For more technical details please visit the MMAH Guide:

<https://www.ontario.ca/document/build-or-buy-tiny-home>