

Tiny Home & Park Model Information

While there is no official definition of a tiny home, tiny homes and also park models are generally thought of as small homes, typically sized under 600 square feet. While they can be built on foundations, most tiny homes are built on trailers or a chassis. If a tiny home is to be placed upon a foundation, then it is treated the same as a Modular Home, all permitting requirements are the same as a Modular Home, and it must be constructed and inspected to the state-adopted codes. However, if the tiny home or park model remains on a chassis, then it is treated as a recreational vehicle (RV) and falls under all the requirements and jurisdiction of the Idaho Transportation Department (ITD). Additionally, some local jurisdictions may have zoning restrictions on where tiny homes may be placed, which may differ from a Manufactured Home or Modular Home.



Additional Information

Always perform your due-diligence in hiring a contractor to perform work within or around your home. Electricians, plumbers, mechanical contractors, and manufactured home installers & manufactured home retailers must all be licensed by DBS to perform their trades within the state of Idaho.

To search for an active license on a potential contractor, please visit our website at: <https://dbs.idaho.gov/> and click on the Licenses tab at the top-center of the page.

Additionally, all contractors, including those installing foundations, must be registered with the Idaho Division of Occupational and Professional Licenses (IDOPL).

Idaho Division of Building Safety

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MANUFACTURED HOME & MODULAR BUILDING INFORMATION FOR HOMEOWNERS, CONTRACTORS, & LOCAL JURISDICTIONS

A guide to illustrate the differences and permitting requirements for Manufactured Homes, Modular Homes, and Tiny Homes/Park Models, in local jurisdictions and in areas under the jurisdiction of the Idaho Division of Building Safety



Idaho Division of Building Safety



Manufactured Homes and Modular Buildings—what sets them apart?

A Manufactured Home, and a residential Modular Building, both constructed within a factory and then delivered to the home site, look very similar at first glance. In fact, there may be such subtle differences that most people may not be able to tell them apart at all. So, what makes them different? The answer is how these structures are built. Manufactured Homes are built to the federal HUD Standards, and Modular buildings, whether residential or commercial, are built to state-adopted codes, such as the International Residential Code (IRC) or the International Building Code (IBC), among other adopted codes.

Permitting Requirements

Both types of structures will require permits to install at the home site — this includes the foundation, if, in the case of Manufactured Home, a foundation is utilized.

What permits will need to be obtained, and from what agencies?

For a **Manufactured Home**, the following permits are required:

A **foundation permit*** must be obtained from the local jurisdiction by the contractor that places the foundation. If there is no local jurisdiction, then the foundation permit must be obtained from the Division of Building Safety (DBS). **Stamped foundation plans, either from the home manufacturer or a Idaho-licensed Professional Engineer or Architect, are required with the permit application.** Once the foundation passes inspection, the installation of the home may take place.

** A foundation permit is not required if the Manufactured Home is being placed upon piers and footings instead of a foundation.*

For the installation of the Manufactured Home, the licensed installer must obtain both a **Installation Permit** and an **Installation Tag****. The installation permit is obtained from the local jurisdiction; if there is no local jurisdiction / building department, then the installation permit is obtained from DBS. The Installation tag is also obtained at this time; the tag provides data for HUD on placement of new Manufactured Homes. The installation tag is **always** obtained from DBS, regardless of jurisdiction.

*** A Installation Tag is not required for Manufactured Homes that have already been occupied — it is only required for new homes being installed for the very first time.*

Permitting Requirements (cont.)

Lastly, permits for on-site mechanical work and electrical / plumbing hookups **must** be obtained by DBS-licensed contractors in those trades that perform that work.

For an **Idaho-approved Modular Building**, the following permits are required:

A foundation permit must be obtained from the local jurisdiction. If there is no local jurisdiction, then this permit is not required.

Permits for on-site mechanical work and electrical / plumbing hookups **must** be obtained. If there is no local jurisdiction, then these permits are obtained from DBS.

Depending on the jurisdiction in which the home is being placed, additional permits and inspections may be required. Check with your local (city or county) Building Department for more information, including any zoning requirements.

*****On state-owned projects, for Manufactured Homes & Modular Homes, foundation plan review & ALL permitting is done through DBS, regardless of location within Idaho (other than Federal land, such as Native-American reservations or military bases)**

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