A bill to be entitled

An act relating to tiny homes; creating s. 553.887, F.S.; requiring the Florida Building Commission to adopt certain regulations and standards; providing definitions; providing regulations and standards; providing for incorporation of certain codes into the Florida Building Code; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 553.887, Florida Statutes, is created to read:

553.887 Tiny homes.—For the purposes of establishing minimum standards for tiny homes in this state, the Florida Building Commission shall incorporate into the Florida Building Code, to be adopted by rule pursuant to s. 553.73(1), regulations and standards consistent with this section.

(1) DEFINITIONS.—As used in this section, the term:

(a) "Alternating tread device" has the same meaning as in s. 202 of the Florida Building Code.

(b) "Dwelling unit" means a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, eating, and sanitation.

(c) "Habitable space" means a space in a building for
living, sleeping, eating, or cooking. The term does not include bathrooms, toilet rooms, closets, halls, storage or utility spaces, or similar areas.

(d) "Loft" means a floor level located more than 30 inches above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches, and used as a living or sleeping space.

(e) "Ships ladders" means a form of egress that is part stair and part ladder.

(f) "Tiny home" means a dwelling unit that is 400 square feet or less in floor area, excluding lofts.

(2) REGULATIONS AND STANDARDS.—The regulations and standards incorporated into the Florida Building Code must include, but need not be limited to:

(a) Ceiling height.—Habitable space and hallways in a tiny home shall have a ceiling height of not less than 6 feet 8 inches. Bathrooms, toilet rooms, and kitchens shall have a ceiling height of not less than 6 feet 4 inches. Obstructions, including, but not limited to, beams, girders, ducts, and lighting, shall not extend below these minimum ceiling heights.

(b) Lofts.—Lofts shall have a floor area of not less than 35 square feet and be at least 5 feet in any horizontal dimension. The access to and primary egress from a loft may be by stairways, ladders, alternating tread devices, or ships ladders.
(3) INTERNATIONAL CODES.—The commission shall review the most current updates of the international codes identified in s. 553.73(7)(a), and incorporate provisions of such codes which pertain to tiny homes into the Florida Building Code.

Section 2. This act shall take effect July 1, 2019.