

By Senator Book

32-01322-19

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1                   A bill to be entitled  
2       An act relating to tiny homes; creating s. 553.887,  
3       F.S.; requiring the Florida Building Commission to  
4       adopt certain regulations and standards; providing  
5       definitions; providing regulations and standards;  
6       providing for the incorporation of certain codes into  
7       the Florida Building Code; providing an effective  
8       date.

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

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

14       553.887 Tiny homes.—For the purposes of establishing  
15 minimum standards for tiny homes in this state, the Florida  
16 Building Commission shall incorporate into the Florida Building  
17 Code, to be adopted by rule pursuant to s. 553.73(1),  
18 regulations and standards consistent with this section.

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

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

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

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

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

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

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

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

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

47 (b) Lofts.—Lofts shall have a floor area of not less than  
48 35 square feet and be at least 5 feet in any horizontal  
49 dimension. The access to and primary egress from a loft may be  
50 by stairways, ladders, alternating tread devices, or ships  
51 ladders.

52 (3) INTERNATIONAL CODES.—The commission shall review the  
53 most current updates of the international codes identified in s.  
54 553.73(7)(a), and incorporate provisions of such codes which  
55 pertain to tiny homes into the Florida Building Code.

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