

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 incorporation of certain codes into the
 7 Florida Building Code; providing an effective date.

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

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

13 553.887 Tiny homes.—For the purposes of establishing
 14 minimum standards for tiny homes in this state, the Florida
 15 Building Commission shall incorporate into the Florida Building
 16 Code, to be adopted by rule pursuant to s. 553.73(1),
 17 regulations and standards consistent with this section.

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

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

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

25 (c) "Habitable space" means a space in a building for

26 living, sleeping, eating, or cooking. The term does not include
27 bathrooms, toilet rooms, closets, halls, storage or utility
28 spaces, or similar areas.

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

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

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

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

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

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

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

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