

Tiny Houses

Building Services Information Sheet

Last Updated: June 2023

The Ontario Building Code (OBC) includes requirements to regulate tiny houses. The provisions are contained in Section 1.11 of Division C. The term 'tiny house' is **not** defined in the Ontario Building Code. For purposes of this bulletin, 'tiny house' shall refer to a house within the scope identified below. Tiny houses built in Barrie and installed in Barrie are not within scope of the Code provisions (these projects follow existing permit processes).

Ontario Building Code tiny house requirements:

The Ontario Building Code provisions for tiny houses apply **only if** the building meets **all** criteria listed below. The building must be:

- one dwelling unit,
- less than or equal 37m² (400 sq. ft.) in building area, and
- partially constructed in one municipality and installed at a (known) location in another municipality without having been previously occupied.

Tiny houses constructed in Barrie and installed in another municipality:

Houses within the scope of 1.11.1.1. applied for in Barrie, but installed elsewhere must comply with the OBC, except the following:

- Applicable Law.
- Ontario Building Code site installation requirements (foundation design, anchorage).

These exemptions are only applicable if the permit application specifies:

- The installation address (where the address is unknown, the permit application must include a declaration of assumptions related to the design of the house, in lieu of an address).

- Information about the intended site installation necessary to design the house (i.e., type and location of foundation).
- Compliance with the location-dependent requirements of the installation (climatic loads, seismic loads, temperature-based requirements, soil gas requirements, firefighting access and limiting distance /exposing building face).

Where the tiny house has been **constructed in Barrie but installed elsewhere**, the **Chief Building Official shall provide** a [Tiny House Transfer Form](#) to the permit holder listing the prescribed notices of inspection provided and confirming that required inspections occurred and that no contraventions remain with the inspected construction.

Tiny houses constructed in another Municipality and installed in Barrie:

Where an issued building permit from another municipality exists:

- A separate building permit issued by the City of Barrie is required to locate a tiny house within the City of Barrie boundaries.
Permit submissions must include that municipality's [Tiny House Transfer Form](#), approved plans and all documents used to confirm compliance with the required inspections.

Where the tiny house has been constructed elsewhere and is being installed in Barrie, the **permit holder shall provide:**

- Any additional letters of compliance, documentation, or other information related to inspections that were not provided with the permit application, and confirmation that no other letters of compliance or other information have been provided.

Additional resources: The province of Ontario has prepared informational guide on [Tiny Houses](#). Please note, the City of Barrie reserves the right to evaluate any building on an individual basis.