



## TRINITY COUNTY

### BUILDING AND DEVELOPMENT SERVICES

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### Minimum Dwelling Unit

1. Location on Property
  - A. Not less than 20' from property line public access side, or 50' from the centerline of public roads, whichever is greater.
  - B. Not less than 30' from property lines, exceptions for lots less than 1 acre in size and lots not subject to State Fire Safe Regulations.
2. Exit Facilities
  - A. At least one exterior door having a width of 3' and a height of not less than 6'8".
  - B. Escape or rescue window required if there is a separate room used for sleeping purposes. The minimum net open able height shall be 24" and width not less than 20"; open able area to be not less than 5.7 square feet, and the bottom window shall not be more than 44" above the floor.
3. Light and Ventilation
  - A. Habitable room(s) 1/10 of the floor area in natural light. 1/20 of the floor area in natural ventilation.
  - B. Bathroom same as above except there shall be at least 1 1/2 sq. ft. of natural ventilation in open able window or by mechanical means.
4. Sanitation
  - A. Plumbing fixtures: kitchen sink, bathroom sink, toilet, shower or tub, and laundry tray or washing machine and standpipe. All plumbing fixtures, shall be connected to an approved sewage disposal system and an approved source of potable water supplying both cold and hot running water. Exception for toilets – cold water only. All plumbing fixtures shall be of an approved glazed earthenware or of an approved similarly nonabsorbent materials.
5. Room Dimensions
  - A. Ceiling heights 7' 6" habitable rooms, 7' others – kitchens, halls, bathrooms and utility rooms may have 7' ceilings measured to the lowest projection from the ceiling. There are special provisions for slope ceilings. Please ask the Building Department for specific information.
  - B. Floor area in all habitable rooms except kitchen shall not be less than 70 square feet.
6. Fire Warning
  - A. Smoke detector required in the sleeping area of a one-room dwelling and just outside the room used for sleeping in a multi-room dwelling- 110 w/ battery backup.

7. Mechanical

- A. Heating sources must not depend upon hourly or daily maintenance in order to operate, such as wood burning appliances. Listed and approved wood stoves can be installed, but are not allowed to be the sole source of heating.
- B. Appliances must be installed in accordance with their listings and approvals.

8. Electrical

- A. Wiring for a typical residence is required in areas not served by a public utility. Generator plug-ins or photovoltaic systems can be used.
- B. One 100-Amp minimum service, two 20-Amp kitchen circuits, a laundry circuit, general lighting, exit lighting at exterior doors, receptacles in all habitable rooms, two exterior receptacles.
- C. GFCI protection required for kitchen, bathroom, and exterior receptacles.
- D. ARC fault circuits in all sleeping rooms required.

9. Energy Conservation

- A. Buildings and/or appliances connected to depleteable energy, such as electrical, gas, oil, and etc., must comply with the California Energy Standards.

10. Space and Occupancy Standards

- A. 220 square feet of superficial floor area. An additional 100 square feet of superficial floor area shall be provided for each occupant in the dwelling in excess of two. The unit must have a separate closet.
- B. The water closet, lavatory, and shower or tub shall be located in a separate room from the area specified in item 10 A. above.
- C. The dwelling shall be provided with a kitchen, sink, cooking appliance, and refrigeration facilities, each having a clear working space of not less than 30 inches in front.
- D. If separate bedrooms are provided each room used for sleeping purposes shall have an area of 70 square feet of floor area for the first two persons and 50 square feet increase for each additional person. Minimum 7' dimension in any direction.

11. Example of Minimum Size Dwelling for 2 Occupants

- Total dwelling area – 256 Square feet of superficial floor area.
- Minimum glazed area – 25.6 square feet
- Open able windows – 12.8 square feet
- Actual usable floor area in the living area – 220 square feet.