iTRaC

Helping Communities face the challenges and impacts of growth while maintaining their character and sense of place.

TINY HOUSES

iTRaC is the Nashua Regional Planning Commission's new approach to community planning that focuses on integrating transportation, land use and environmental planning. The program was developed to assist communities in dealing with the challenges of growth in a coordinated way that sustains community character and a sense of place.

What are Tiny Houses?

With environmental issues and financial concerns becoming more prevalent, people are seeking ways to live a comfortable life without damaging the environment and their pockets. For many Americans, about 15 years of work goes directly into keeping the roof over their heads. As a result, about three-quarters of Americans are living paycheck-to-paycheck. As a result, some people have been downsizing the homes they reside in. They are moving from an average 2600 square foot house to a much smaller 100-400 square feet. These are Tiny Houses. They can be made from many materials and made into many different shapes.

89 percent of tiny house owners have less credit card debt than the average American, with **65** percent of tiny house owners having zero credit card debt

The average tiny house is **186** sq/ft. while the standard U.S. house takes up nearly 2100 sq/ft. That adds up to almost **11.3** Tiny houses!

Planning for your Tiny House:

There is most likely no mention of Tiny Houses in your local code. The primary concern is that many communities have a minimum square footage requirement. Contact your local Planning Department to learn what your local codes are or acquire a copy of your local Residential Building Code and building requirements, found on your community's website.

There are generally two paths you can take to live small, so to speak. Obtain a home on wheels or compromise the extra square footage and live in a medium size home. Typically, the smallest minimum habitable dwelling is 400 sq/ft, which is considered an accessory dwelling.

Many Tiny House owners put their homes on trailers and register them as RVs, semi—trailers, or mobile homes. This is a simple way to get around minimum sq/ft building requirements. However, mobile homes must be parked in designated mobile home parks. This is because municipalities tax certain areas for their functions, such as fire, police, and schools. Generally, one may not live in a semi-trailer indefinitely, and RVs usually have a limited amount of days one can live in the same location. If you end up putting your home on wheels, you will become a DMV or Highway District issue, to whom you'll pay your permits, which are generally cheaper than building permits.

FACT SHEET: #

•Environmentally Conscious•
Self-Sustainable•Fiscally Responsible

Tiny House in Portland, OR.

Tiny House Utilities

Most people connect to standard public utilities, though some people park their homes where utilities are not provided, making their home 'off the grid'.

Standard Utilities

Water comes in through a white RV hose, and goes out through an RV sewer valve. A sewer hose connects the house to the sewer. Consider consulting with a green building professional when deciding on a standard, compost, or RV toilet, or help with green alternatives like gray water systems. Most small homes come wired for electricity and can be plugged in through a plug on the outside. Some people power their homes using a standard AC plug-in, and some take the green route using a solar-electric system with an inverter.

Off-Grid

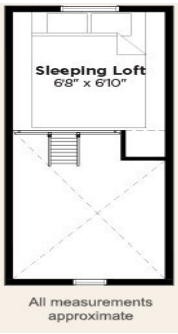
Some people really commit to living green and attempt to be self-sustainable. For instance, people use water tanks, with the water supplied by bringing in water, or collected rain water. As mentioned, some people prefer using solar or wind power, which is DC power stored in battery banks and converted to AC. Sewer is more of a challenge and commitment; container toilets, which run around $150, can be a green alternative with onsite composting and grey water that can be recycled and drained to a garden.

68 percent of tiny house owners have no mortgage, as opposed to **29.3**% of all U.S. homeowners

55 percent of tiny house people have more savings than the average American

The average cost to build a tiny house is **$23,000** if built by the owner.

Small living encourages a healthier, less cluttered and simpler lifestyle while reducing individual ecological impacts.



Downstairs	117 sq ft
Upstairs Loft	46 sq ft
Usable Space	163 sq ft
Sleeps	3
House Width	7'6"
Trailer Bed	18'
House Height	13'4"
Ceiling Height	6'6"
Loft Height	3'6"
Dry Weight	8,000
DIY Materials	$27,000+
Purchase Price	$57,000

"Elm 8 Equator" from Tumbleweed Houses

Building a Tiny House may just lead you to a more sustainable, independent lifestyle. Cities across the nation are hosting Tiny House workshops that teach individuals, young and old, how to construct one of these small houses. Tumbleweedhouses.com, one of the organizations spearheading the Tiny House movement, has been instructing people on how to build these homes, as well as documenting the process. For more information, visit the following websites: tumbleweedhouses.com, thetinylife.com, & tinyhousebuild.com.

Sources:
http://www.thetinylife.com
http://www.census.gov
http://www.nahb.org
http://www.nerdwallet.com
http://www.tinyhomebuilders.com