



Tiny Home Guidelines

2009 Residential Code

Thinking about building your own tiny home? Here are some things to keep in mind before you dive into the newest trend in tiny sustainable living:

- All dwelling units in the City of Albuquerque are required to meet minimum standards that protect the life, health and safety of the inhabitants. Each new home must have a building, electrical, plumbing and mechanical permit. The permit holder must call for inspections for the work before the work is covered.
- A tiny home must have one room that is at least 120 square feet. That one room may contain the sleeping area and the kitchen area if desired. The room cannot be less than 7-feet in any one direction. The 7-foot minimum dimension includes the ceiling height.
- Each home must also have sanitary facilities including a toilet, a sink and either a bath or a shower. Both the kitchen area and the bathroom must have hot and cold running water and the plumbing fixtures must be connected to an approved sewer system.

Other requirements include:

- The home must sit on a permanent foundation
- The home shall meet the requirements of the New Mexico Energy Conservation Code
- Permanent heating Facilities (portable heaters are not acceptable)
- Windows and or mechanical ventilation
- Wall switch controlled lighting provided in every habitable room
- Operable bathroom windows and or exhaust fans
- Smoke alarms
- A Kitchen sink
- A door to the outside is required that is at least 32 inches wide and 78 inches high.

For more information or questions, please contact the Planning Department Building Safety Division at: Plan Review and Permitting, (505) 924-3965.

To schedule a tiny home inspection, call us at: (505) 924-3320