



Louisville – Jefferson County Metro Government

CONSTRUCTION REVIEW DIVISION

DEPARTMENT OF CODES AND REGULATIONS

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A QUICK GUIDE TO PERMITTING YOUR “TINY HOME” PROJECT

****See also related pamphlets “General Residential Projects,” and “Shipping Containers”****

The trend of “tiny homes“ is a new and exciting concept combining the comfort and safety of living in your own home with a structure that is small in footprint thereby lowering costs, energy usage, etc. Tiny homes are allowed in Louisville Metro provided that they comply with applicable codes. In our experience we have seen 3 types of tiny homes – permanent, pre-fabricated, and portable. Each has unique aspects and code applications.

Building Permits may be issued to either the property owner or a licensed & identified contractor. Electrical & HVAC permits may be issued to either the property owner for their primary residence or a licensed and identified contractor. Search for contractors that are properly identified with the department here: <http://portal.louisvilleky.gov/codesandregs/contractorreport>

Permanent/Site Built:

These are simply smaller versions of a standard, site-built home. They are permanently affixed to the ground with a foundation. These structures are reviewed and processed the same as any other new home.

Pre-fabricated/Modular:

These structures are assembled, often on site, from a “kit of parts” fabricated off site and then placed on permanent foundations. The review is much the same as a “Permanent” type, but to the extent of the pre-fabrication of the building elements, additional documentation and review may be required. If a building is wholly assembled offsite and placed on the site and foundation as an entire unit, then it would be classified as a “pre-manufactured” structure, requiring prior approval by the state, information here:

<http://www.dhbc.ky.gov/bce/mmh/Pages/default.aspx>

Portable

These are structures mounted on a chassis or similar base and not intended for permanent placement on a site.

For building code compliance they are regulated by the state as mobile homes: <http://www.dhbc.ky.gov/bce/mmh/Pages/default.aspx>

These structures are still subject to zoning requirements.

Other Approvals

A building permit evaluates a project for conformance with the Kentucky Building Codes. In Louisville Metro there are additional regulations that may apply to your project.

Zoning

The Land Development Code regulates placement of a structure on a site, as well as number of dwelling units on a site. For example, a tiny home may not be allowed on a parcel that is zoned for Single Family that already has a home on it. The Land Development Code can be found on the website of Planning & Design Services: <http://www.louisvilleky.gov/PlanningDesign/>

To learn the zoning and form district, as well as other useful geographic information about your property, please visit our LOJIC mapping website here: <http://www.lojic.org/>

Preservation Districts and Overlays

Projects in the local Preservation Districts and Overlays require additional review and approval prior to issuance of a building permit. Contact Planning & Design Services for information regarding Preservation Districts and Overlays.

Metropolitan Sewer District (MSD)

MSD has requirements regarding flood plain, sewer connections, storm drainage, & erosion control.

Forms & Fees

Application Forms are available in our offices or online at: <https://louisvilleky.gov/government/get-permit>

A submittal should include a completed application form and drawings to explain the project. Refer to the residential checklist:

<https://louisvilleky.gov/government/constructionreview/permits-licensing>

Fees are noted on the application forms and posted on our website at: <https://louisvilleky.gov/government/constructionreview/permits-licensing>

Plumbing Permits are obtained from the State Department of Housing, Buildings, & Construction Division of Plumbing. Their forms, regulations, and contact information can be found on their website: <http://dhbc.ky.gov/Plb/Pages/default.aspx>.

Inspections

All permits require inspections by our department to ensure that all applicable code requirements have been met and that the project has been constructed according to the approved plans. The number of inspections varies according to each project but generally occur at foundation stage, framing or “rough-in” stage, and a final inspection. It is the responsibility of the permit holder to notify the department when the work is ready for inspection