

**Technical Codes and Advisory Committee**

April 10th, 2018

**8181 Independence Blvd**

**Baton Rouge, Louisiana 70806**

**Meeting Minutes**

The Chair welcomed all present and **called the meeting to order at 9:00 AM**

The Pledge of Allegiance was recited.

The Chair requested a roll call of the members which reflected the following:

Members Present: Mr. Marty Campbell; Mr. Jake Causey; Mr. Jerry Hebert; Mr. Gerard Rinchuso; Mr. David Thibodeaux; Mr. Bholu Dhume; Mr. Ben Gootee; Mr. Bren Kramer

Members Absent: Mr. Chester Cabirac; Mr. Jeremy Harris

Excused absence: Mr. Chester Cabirac; Mr. Jeremy Harris

8 members present and 2 members absent constitute a Quorum.

**OLD BUSINESS:**

1. Review and Adoption of the Minutes from the March 13<sup>th</sup> 2018 meeting.

A **motion was made** by Mr. Thibodeaux to adopt the minutes from the March 13<sup>th</sup>, 2018 meeting. The **motion received a second** from Mr. Rinchuso. The Chair asked if there were any objections to the motion. There were no objections and the **motion was approved.**

2. Discussion on requirements for Tiny Houses in Louisiana. (Bholu Dhume/Jerry Hebert)

The Chair asked Mr. Joiner to open the discussion for Tiny Houses in Louisiana and then the floor will be opened for public comment. There are two types of tiny houses – (1) one is built to be placed on a permanent foundation and (2) the other is a tiny house which is built that has a chassis attached and currently mobile. The tiny house with the chassis at some point may be converted to a permanent housing structure. Mr. Joiner provided information on NOAHCertified.Org (National Organization of Alternative Houses) who has a standard for inspection and certification of Tiny Houses. Mr. Joiner stated he is in the process of researching more about NOAH and their program. Currently this organization is not recognized at this time by the LSUCCC or the Technical Codes and Advisory Committee. That may be something that needs to go through Legal for advisement and/or Legislation.

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Mr. Joiner spoke about the visit to the Tiny House Manufacturer plant that a group of the LSUCCC and others toured. There were questions and discussion concerning the anchoring system used to secure the houses; as well as, what requirements could be set in place to help the public who wish to purchase this type of home. According to the standards these would not be allowed in the state or any jurisdictions unless they were built to the IRC Standards if they were to be lived in permanently. Otherwise, the houses would be classified more as an RV.

Mr. Joiner noted that RS 40:1730.21-40.2 LSUCCC allows the council to review amend and adopt the codes in the State of Louisiana. This gives the LSUCCC the right to review the Tiny House issue and form any amendments or changes to the building code in the matter of Tiny Houses. Mr. Joiner noted that the Tiny Houses that they observed being built and toured upon their visit to the plant was under OMV's classification of RV, due to weight classification. Mr. Causey asked about other states and how they were addressing the concern. The Chair opened the floor to the public for general discussion. Mr. Joiner also noted that there would be no composting toilets in the State of Louisiana to his knowledge.

Ms. Hebert was in attendance at the committee meeting and asked to speak to the committee. Ms. Hebert spoke to the committee of the history of their family and how the manufacturing idea was developed. She spoke about how there needed to be a standard set because the manufactured house industry was already building "park models" while their buildings are more built on the custom side. Ms. Hebert expressed that they wanted to make sure they were building houses that were built with some sort of standard and that is why they chose to build according to the standards of NOAH (National Organization of Alternative Housing). This also allowed them to receive insurance to cover their operation. Since the Hebert's were able to have their production operation insured a local bank stated they could offer financing to those who wished to purchase their tiny houses. There are those who are willing to buy; however, there is no building code to support the manufacturing of the Tiny Houses in Louisiana.

The Chair asked if by adopting Appendix Q, would this hurt local industry or would it set a standard to help local jurisdictions to move further with the process to provide this for the public. Appendix Q sets the square footage at 400 sq. ft. or less. It has to be under this square footage to be called a Tiny Home. One question that was raised was, "How do you get to the flood elevation if the tiny house is on a chassis?" In this case the tiny house would not be looked at as permanent housing but more as an RV due to the chassis being attached.

Mr. Joiner stated that every building official is going to need inspections from an ICC Certified Inspector and an engineering stamp that shows that the unit has been approved and it meets the standards and requirements set forth from the building phase aspect to the strapping, tying down, and securing of the structure. David Thibodeaux stated that at 600 sq. ft. with no loft design

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these homes could be constructed to meet the IRC standards. At this time, tiny houses do not meet IRC standards but they are required to meet them. Mr. Wich spoke concerning Appendix Q and the 400 sq. ft. He was in attendance during the code hearing when the sq. footage was discussed and set for Appendix Q. To his understanding this sq. ft. was more a matter of opinion to what the cut off square footage should be and not necessarily due to scientific proof.

All buildings that are built are to be built to a standard that Louisiana will recognize. Legal made note that there also needs to be a statement added that these tiny houses are to be ICC Certified at the factory. The ones built on the chassis will need to be addressed at a later time. To be considered permanent the structure would have to be anchored and secured by an engineered designed system that will withstand 120 mph wind speed.

Temporary trailer models being used as a business office would have to go through the commercial side and would be covered by the IBC

A **motion was made** by Mr. Causey to adopt Appendix Q with an amendment added “that an ICC Certified and Registered, with the LSUCCC, Inspector shall inspect and certify in writing that the tiny home meet the current codes adopted by the State of Louisiana. The **motion was seconded** by Mr. Thibodeaux. The chair asked if there were any objections, there were no objections. The **motion passed**.

3. Discussion on plumbing concerns and proposed plumbing amendments to 2015 IPC, 2015 IRC, and existing Louisiana amendments addressing plumbing. (Bhola Dhume/Jerry Hebert) was postponed until a later date when a LDH representative could be present.

**NEW BUSINESS – NO New Business**

The Chair requested a motion to adjourn. The **motion was made** by Mr. Causey to adjourn. The **motion was seconded** by Mr. Thibodeaux. The **meeting ended at 10:15 am**.

END OF MINUTES