

PLANNING & DEVELOPMENT SERVICES ADVISORY

Tiny Homes and Other Small Residential Dwellings

Background

As of September 2023, City Council has approved an updated building bylaw which removed the minimum floor area requirement of new detached single-family dwellings. As such, smaller floor plans may be submitted for building permit including those classified as Tiny Homes, which typically include space saving measures such as sleeping lofts, hide-away ladders/stairs, reduced room sizes, etc.

When considering one of these designs there are a variety of Building Code implications that must be considered before moving forward with a project like this. The following information is meant to provide an overview of what the City of Regina's requirements are as the Authority having jurisdiction when we are enforcing the National Building Code of Canada

Building Construction Requirements

Because the building code is a comprehensive document intended to provide rules and regulations for all buildings; there are no exceptions provided for tiny home construction. The below list summarizes items that are typically modified, relaxed or compact in size, specifically for tiny homes; however, will be required to meet full requirements of the building code and bylaws:

- Permanent foundations (stamped by an Engineer or Architect licensed to practice in Saskatchewan)
- Energy Efficiency Compliance (as per Section 9.36. or the NECB)
- Spatial Separation requirements (as per Section 9.10.)
- Stairs, guardrails, handrails and ceiling heights
- Heating and ventilation requirements

Foundations and Structure

As per the City of Regina's Building Bylaw 2023-59 Subsection 36(1) 'Professional Design Requirements'

Subject to subsection (2), foundations including foundation walls and footings for all Part 9 buildings, shall be designed by an architect or engineer.

Lofts

Lofts provided for sleeping only (similar to a bunk bed), will be permitted as long as that is the sole purpose of the loft. If the loft serves other rooms or uses, a full stair with proper headroom, guards, handrails, rise/run will be provided.

Zoning Bylaw & Servicing Requirements

The proposed development will be reviewed for compliance with [The Regina Zoning Bylaw, 2019-19](#) and applicable site servicing and infrastructure.

Situation 1: Tiny house is proposed on the ground of a regular vacant lot; the proposed development and site servicing will be reviewed as a single detached dwelling (infill).

Situation 2: A tiny house is proposed to be an accessory building to a single detached dwelling; the proposed development and site servicing would be reviewed the same as a backyard suite. See requirements for [backyard suites](#).

Situation 3: Three or more tiny houses are located within one lot; the proposed development and site servicing would be reviewed the same as a planned group development. See requirements for [planned group developments](#).

Tiny Homes on Wheels

Homes or structures constructed on wheels would not be permitted as a dwelling, as dwellings are required to have permanent foundations and be connected to city services within the City of Regina. Homes or structures constructed on wheels, trailers, RVs and other vehicular type structures must also meet the applicable standard for which they are being used. Modular buildings that are constructed off-site and transported for installation can reference the [Modular Buildings Advisory](#) for more information and stipulations.

Recreational vehicles must conform to parking requirements. They cannot be parked on a lot without a principal dwelling unit, as parking on lots is considered an accessory land use unless the zone allows for the primary land use of Transportation, Parking Lot or Storage, Outdoor (if storing multiple recreational vehicles) under The Regina Zoning Bylaw, 2019-19. A recreational vehicle or trailer may park on private property as long as it is in a legal parking spot or driveway approved under The Regina Zoning Bylaw, 2019-19. Seasonal restrictions regarding front yard parking also exists under [The Community Standards Bylaw](#).

For more information, please visit [Regina.ca](#) or contact [Service Regina](#).