



MINIMUM DWELLING STANDARDS

Land Use Department
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The 2018 International Residential Code (IRC) defines a dwelling as any building that contains one or two dwelling units used, intended, or designed to be built, used, rented, leased, or hired out to be occupied, or that are occupied for living purposes. The IRC goes on to define a dwelling unit as a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

For a structure to qualify as a dwelling unit, it must include:

- A sleeping area with an egress window or three foot door opening to a yard or court
- One complete kitchen with a stove and a sink
- One complete bathroom
- One room measuring a minimum of 70 square feet
- No horizontal dimension less than seven (7) feet except in a kitchen
- Smoke and carbon monoxide detectors as required by the State of Colorado and the IRC
- Lighting and ventilation meeting the International Residential Code requirements
- One exit door measuring a minimum of three feet in width
- Adequate sewage disposal (i.e. OWTS system or tie into a central sewer system)
- Adequate water supply
- Adequate heating system (R303.10)
- Adequate engineered/permanent foundation per Ouray County Resolution 2010-18
- Accepted State Plumbing and Electrical final inspections
- Tiny houses shall comply with the IRC except as otherwise stated in Appendix Q
- Certificate of Occupancy (CO) issued by the Ouray County Building Inspector