

Tuesday, September 18, 2018

## NYC Tiny House Enthusiasts Post Summer Meetup!



Hosted by [Chris Schapdick](#)

From [NYC Tiny House Enthusiasts](#)

Public group 



**“Advice on how to live  
Tiny, legally.”**

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**THANKS CHRIS FOR YOUR LEADERSHIP!!**

Please hold Q's for end of each module.

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# ARE YOU LIVING LEGALLY?



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# What does living legally mean?

“COO” or “C of O”  
Certificate of Occupancy

“COA”  
Certificate of Acceptance

Form 54-155M-705777(90) 114

DEPARTMENT OF BUILDINGS  
BOROUGH OF QUEENS, THE CITY OF NEW YORK  
TEMPORARY

No. Q 155987  
Date 4/17/64

**CERTIFICATE OF OCCUPANCY**

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. \_\_\_\_\_

To the owner or owners of the building or premises:  
THIS CERTIFIES that the new ~~structure~~ building—premises located at  
**123-01 Roosevelt Ave., N.W.C. 126th. St.** Block **1787** Lot **2**

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

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# I'm assuming, your tiny home is not legal

- 1) Did you obtain a building permit?
- 2) Are your final inspections passed? (Civil, Framing, Electric, Plumbing, HVAC, Final?)
- 3) If public utility, do you have an electric meter? Is your city water turned on?
- 4) DO YOU HAVE A CERTIFICATE OF OCCUPANCY?
- 5) ARE YOU PAYING PROPERTY TAXES?

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# **By default, your home is not legal**

- 1) Did you obtain a building permit?
- 2) Are your final inspections passed? (Civil, Framing, Electric, Plumbing, HVAC, Final?)
- 3) If public utility, do you have an electric meter? Is your city water turned on?
- 4) DO YOU HAVE A CERTIFICATE OF OCCUPANCY?
- 5) ARE YOU PAYING PROPERTY TAXES?

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# I'm starting, what do I do?



New Jersey Highlands Council

- About the Council
- Highlands Act
- Regional Master Plan (RMP)
- Project Review
- Plan Conformance
- Grant Programs
- Rules and Permits
- News

NASSAU COUNTY  
LONG ISLAND, NEW YORK

GOVERNMENT DEPARTMENTS RESIDENTS VISIT NASSAU BUSINESS & INVESTOR REL

You Are Here: Home > Business & Investor Relations > Building and Zoning Permits

- Bidding Opportunities
- Business Assistance

**Building and Zoning Permits**



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# Paralysis by Analysis

- 1) Do you own the property yet? if no only worry about high level codes.
- 2) Do you know where you want to live? Research who has overall approval, local / county / state. (simple google search or call to town hall)
- 3) If you have a lot, understand it's zoning class & basic zoning req's. Survey?
- 4) Before you walk into the zoning dept, research the town's "master plan."
- 5) Now your set, no more than 3-4 hours...then GO VISIT THE TOWN. DO NOT CALL!

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# Now I'm here, what do I say?

- Visit the zoning and planning dept, not the building department. ASK FOR HELP!
- Relationships and understanding that you care about the town are key.
- Hi my name is “X”, big smile... happy! BE PERSONABLE! (print a photo of your THOW)
- Is it possible to live full time in a mobile home or a camper in this town?
- Are “ADU’s” accessory dwelling units approved for full time living?
- IRC 2018 – APPENDIX Q & NOAH !!!!

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# 2018 IRC Appendix Q & NOAH

- <https://codes.iccsafe.org/public/document/IRC2018/appendix-q-tiny-houses>
- <http://noahcertified.org/>
- This is not yet the answer, but the future. It's our foundation for change.
- We are becoming recognized as legal dwellings of >400sf, that's what counts.
- Typically building depts are enforcing older IRC code, my town uses 2013.
- Play by town rules, the less variances the better!

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# TIME TO WAKE UP!!!



## Q & A

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# Statement of Purpose

**Our mission is to build the first  
legal Tiny House Community  
commutable to NYC.**

A legal classification will deem the dwellings and property approved for full time occupancy in >400 s/f.  
Commutable to Manhattan in less then 50 minutes via public transportation.

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# Tiny Houses and the Cost of Living

- Tiny houses cost approx. \$180 s/f vs. standard home of \$225-300 s/f.
- New Construction opportunities with upgrades vs older apartment buildings.
- Utility costs are dramatically reduced.
- Green friendly Bluetooth Smart Homes.
- Detached single family dwelling.



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# Does this way of living exist?

- Currently Tiny Houses on Wheels are considered an (RV) or Recreational Vehicle.
- Typically these homes are governed by ANSI code. Certification of trailer frame.
- These homes are not specified under the IRC or UCC.
- The IRC is proposing “Appendix Q” for 2018 to formally define a Tiny House.
- Appendix Q will further clarify construction code specific to the needs of a Tiny House.
- Currently there are full time Tiny Communities in California, Texas, Oregon, Arizona, Michigan, Colorado, Georgia, and Florida.
- Typically the major differences between communities is whether the property arrangements are designed that of a subdivision or an RV park.



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# Example Community Village Layouts



NOTE\*\* these designs are not property of TinyBurbs, LLC. These are images used to represent a visual rendering of an idea.



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We need help, do you want to join our team?

**This project is still in it's infancy, we have the opportunity to create change in the way people live in the tri-state area. Together let's build THIS IS A STARTUP – INITIAL INVESTEMENT.**

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# About Ryan's Leadership. "Our Crazy Dream"

## Personal:

- I want to live in this community! Creating a project to fund development.
- Vision of creating a new way for people to live life by design.
- Future of the business is to be nationwide with pocket neighborhoods near major cities.
- Outdoors enthusiast, let's create outdoor spaces in urban cultural hubs.
- Be around like minded people to develop a "tribe" of human interaction.
- Personal motivator, run and operate physical and mental training program for 4 years.

## Professional:

- Owned multiple business, started 1<sup>st</sup> at the at of 19.
- Construction project management experience 14+ years commercial and residential.
- Relationships with local and national engineering firms, architects, legal firms, and all trades.
- DISC personality of "D" – Leadership and goal achievement
  - Looking to find business "yins" to my "yang."
  - PROS: vision, initiate action, problem solve, make tough decisions, and delivery.
  - CONS: touch and go, mile wide-inch deep sometimes, expects results.

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# What teammates do we need?

- **Principal Administrative Analyst.**
  - **Need: IMMEDIATE**
  - **Location: REMOTE**
  - **Skills: English language (Spanish optional), reading, admin, excel, powerpoint, adobe pro.**
  - **Interaction: 1x-2x per week 30min-1hr conf call. Can meet in person if local.**
  - **Typically a legal contract attorney type person, but doesn't have to be.**
  - **Investigation find the "good stuff"**
  - **Someone who will read 100's of pages of code or resolution documents.**
  - **Search the internet to find grants, government funding, and program assistance.**

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# What teammates do we need?

- **Architect / Design Engineer.**

- **Need: 6+ months**
- **Location: REMOTE**
- **Skills: Residential construction, civil a plus, sketchup, AutoCad, or Adobe design.**
- **Interaction: 1x-2x per week 30min-1hr conf call. Can meet in person if local.**
- **Takes lead on design of pocket neighborhoods.**
- **Works with subcontract "SME" subject matter experts, to compile surveys and civil info.**
- **Designs homes as well as neighborhood.**
- **Designs underground and overhead utilities included off grid solar and water.**

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# What teammates do we need?

- **Social Media Manager.**

- **Need: 6+ months**
- **Location: REMOTE**
- **Skills: All social platforms.**
- **Interaction: 1x-2x per week 30min-1hr conf call. Can meet in person if local.**
- **Marketing strategies and follower interaction.**
- **Ideally a videographer who will film videos for platforms.**
- **Editing capabilities, basic nothing crazy. (I use iMovie)**

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# What teammates do we need?

- **Sales and Business Development.**
  - **Need: 6+ months**
  - **Location: REMOTE**
  - **Skills: People / Relationships / CRM and “wine and dine.”**
  - **Interaction: 1x-2x per week 30min-1hr conf call. Can meet in person if local.**
  - **LOVES THE COMMUNITY and is ACTUALLY INTERESTED.**
  - **Ideally someone with local political connections.**
  - **Someone who “knows people.”**
  - **Great people skills and someone who loves what they do.**

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# Contact for Q's & Opportunities:

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# THANK YOU

Special thanks to Chris for making this happen!!



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