

Tiny Home Shell Planning Checklist

Key decisions before you buy or build a shell



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This checklist is designed to guide you through the essential decisions you'll need to make when planning the shell of your tiny home. Whether you're buying a pre-built shell or constructing one yourself, this guide will help ensure that you've considered all critical aspects before moving forward.

Foundation and Chassis

- **Type of Foundation:**
 - Determine whether you'll use a trailer, permanent foundation, or skids.
- **Trailer Size and Capacity:**
 - Ensure the trailer is appropriately sized and rated for the total weight of your tiny home.
- **Leveling System:**
 - Plan for a reliable leveling system if using a trailer.
- **Anchoring System:**
 - Decide how you will anchor the tiny home to the ground or foundation.

Exterior Envelope

- **Framing Materials:**
 - Choose between wood, steel, or other framing materials, considering cost, weight, and durability.
- **Insulation Type and R-Value:**
 - Select insulation based on your climate and energy efficiency goals.
- **Siding Material:**
 - Consider aesthetics, maintenance, and weather resistance when choosing siding.
- **Roofing Material:**
 - Select roofing that is durable, lightweight, and appropriate for your climate.
- **Window and Door Placement and Size:**
 - Optimize natural light and ventilation while ensuring structural integrity.

Rough-In and Certification Prep

- **Electrical Wiring Plan:**
 - *Plan the layout of electrical wiring, outlets, and lighting.*
- **Plumbing Layout:**
 - *Design the plumbing system, including water supply, drainage, and waste management.*
- **HVAC System (if applicable):**
 - *Plan for heating, ventilation, and air conditioning, if needed.*
- **Inspection Access Points:**
 - *Ensure easy access for inspections of electrical, plumbing, and structural components.*
- **Compliance with Local Codes:**
 - *Verify that the shell meets all local building codes and regulations.*

Important Notice: This checklist is for informational purposes only and should not be considered a substitute for professional advice. Consult with qualified builders, engineers, and local authorities to ensure your tiny home shell meets all safety and legal requirements.

Safety Warning: Building and modifying structures involves inherent risks. Always follow safety precautions, use appropriate personal protective equipment, and consult with professionals when necessary.

This checklist has provided a structured approach to planning your tiny home shell. By carefully considering each decision point, you'll be well-prepared to create a safe, functional, and aesthetically pleasing tiny home that meets your needs and complies with all applicable regulations. Remember to prioritize safety, quality, and sustainability throughout the planning and construction process.