



WhiteRock
TINY HOME SOLUTIONS[®]

TINY HOME Q & A

by
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Lifestyle

- 1. What is the tiny home movement?** - the tiny or small home movement incorporates many different elements including downsizing, living with less, minimalist, environmentally friendly or affordable living
- 2. What does it mean to downsize?** - when you move into a tiny home you not only reduce the space you live in but also the possessions you have. This includes sorting, organizing, and eliminating unnecessary items. Downsizing typically requires a change over from season to season, so the appropriate items are accessible at the time of year when they are most needed
- 3. Are tiny homes environmentally friendly?** - yes, the footprint of our tiny homes takes up less environmental space and less materials to construct. Our tiny homes are well insulated to reduce heating and cooling costs. We use materials that last a lifetime to reduce landfill requirements
- 4. Is it legal to live in a tiny house?** - yes, assuming the tiny homeowner and builder obtain the required permits from the municipality in which the tiny home is built and will eventually be located and occupied
- 5. How many people can live in a tiny home?** - our largest tiny home is a 2-bedroom unit
- 6. Are taller people able to live in a tiny home?** - yes, the height of all living space ceilings complies with either the Ontario Building Code or the Recreational Vehicle standards for minimum height requirements
- 7. What are the biggest benefits of living in a tiny home?** - the costs to buy and maintain the tiny home are, on average, lower than a larger home. The requirement to downsize simplifies your life, which can reduce stress, while still providing you with all the standard amenities of a larger home
- 8. What are the biggest drawbacks of living in a tiny home?** - the tiny home is a smaller space so less goods and more organization are required on a daily and seasonal basis
- 9. What is an accessory, additional or secondary dwelling unit?** - this describes a separate dwelling unit located on a property with a primary residence. Many provincial governments support this type of solution to the housing crisis. Many municipalities have adjusted, or are in the process of adjusting, their zoning and by-laws to allow for these types of units
- 10. What is a laneway or garden suite?** – this is essentially another name for an Accessory Dwelling Unit (ADU)
- 11. What is a manufactured or modular home?** - both homes are built in a factory. A modular home is built in sections, and delivered to site and assembled
- 12. How is a Park Model different from an RV?** - both units are built to a 3 seasons standard however a recreational vehicle (RV) is built to move more frequently, is smaller in width and length, and is licensed to be pulled on the road without a special permit. A park model is built to move less frequently, is larger in width and length, and requires a special Ministry of Transportation permit to be transported
- 13. Can I add a shed to an existing property to increase storage space?** - this is dependent on the municipal zoning bylaws. It is our understanding that many municipalities approve either a 100 or 160 square ft shed without a building permit
- 14. Is off grid living for me?** - off grid living requires regular maintenance and an understanding of the set up and use of off grid systems including solar energy, waste management and HVAC systems. It also requires specific municipal zoning and local bylaw approvals
- 15. Where can I live in a tiny home community?** - tiny home communities are currently underdeveloped in Ontario. We are engaged in discussions with developers and partners about this and look forward to building high quality master-planned tiny home communities in

the foreseeable future. It goes without saying that there are many hurdles to overcome, but we are working hard on the solutions required to make this an attractive and affordable reality for many people. We will keep you posted as new information becomes available

16. Can I resell my tiny home? - yes, you can sell your tiny home in any of the same ways that would be available to you when selling a conventional home

17. How can I generate income from my tiny home?
- you can market your tiny homes as a conventional rental, or rent on Airbnb, or any other rental platform, assuming you comply with local by-laws. With the increasing popularity of these beautiful and functional dwelling units, renting is becoming an attractive and viable investment option

Design

18. What is the typical size of a tiny home? – this depends on what standard you are building to. An Ontario Building Code compliant tiny home can be as small as 188 square ft and a “park model” Recreational Vehicle can be no larger than 538 square ft. There are also minimum width, length and height requirements that must be taken into consideration. Larger homes are also available using a modular system whereby the home is built and shipped in separate sections and then joined together at the site

19. How do you define square footage of a tiny home?
- tiny homes square footage is calculated the same way as with any other home, by measuring the outside dimensions of the home

20. What standards are your tiny homes built to? - each tiny home is subject to a unique set of specific requirements, but generally speaking our tiny homes are built to 1) the Ontario Building Code, municipal zoning, and local bylaw requirements, or 2) the CSA set

of certification standards and codes Z240 MH, Z240 RV or Z-241

21. What are the features that make tiny homes more functional? - our tiny homes are designed to make productive use of all spaces. We incorporate accessible storage in many different areas of our homes. We have a separate bedroom for privacy and separation of space. We have a bathtub in the bathroom. We include a washer/dryer and dishwasher. Outside space can be added, a deck or shed as an example, to complement the indoor space

22. Can your tiny home be customized? - we have standard floor plans for a bachelor, one bedroom and two-bedroom tiny home. There is some customization available, though there are some constraints imposed by building and process code requirements. We are happy to assist you in customizing materials selections on the interior and exterior of the tiny home to make it unique to your style and tastes

23. If I have a set of plans, will you build it for me? - this depends, all our tiny homes are built to the Ontario Building Code or the Recreational Vehicle/Park Model Trailer standards so your plans would need to comply with these requirements

24. Do you sell your tiny home floor plans? - we do not sell our floor plans

25. Do your tiny homes have slide outs? - our tiny homes do not have slide outs

26. Can you add an addition to a tiny home? - yes, you can add an addition to the tiny home assuming receipt of the required permits. This would involve discussions at the design phase, to ensure the floor plan allows for proper access to the addition

27. Can I purchase an unfinished tiny home? - we do not sell unfinished tiny homes

28. Can I have a different type of roof, example shed

versus peaked? - we typically build shed style roofs due to the versatility of this structure, however a peaked roof is an option if this is preferred

29. Does your tiny home include water filtration? - our standard builds do not include a water filtration system; this requirement can be discussed in the design phase as an upgrade

30. Is your tiny home built for on and/or off grid living?
- our tiny homes are built for on grid living. Off grid requirements can be discussed in the design phase as an enhancement

31. Can solar wiring be included in your tiny home? – yes, this requirement can be discussed in the design phase as an upgrade

Land

32. Where can I locate a tiny home? - a legal tiny home can only be located where the municipal zoning and by-laws allow. Zoning describes the type of home, the size of home and where a home can be located on the property. Finding a location can often be the biggest challenge to purchasing a tiny home, we are working hard on solutions with partners at all levels of government

33. Does a tiny home require permits? - we only build legal tiny homes and receive the applicable permits or certifications for each tiny home

34. Does a tiny home require additional parking? - this will depend on the municipal zoning and local by-law requirements. Some municipalities have removed the need for a parking space because of the limitations it places on adding housing on smaller lots

Budget

35. How much does your tiny home cost? - the cost of our tiny homes will vary depending on the size and types of materials used. During the design phase, we

will discuss the scope of your project, your budget, and do our best to develop a proposal that will work within your financial parameters

36. Do I pay HST on my tiny home? - yes, we are required by law to apply HST on the sale of our tiny homes

37. What is included in the cost of your tiny home? - tiny home consultation, designing, permitting, building, hauling, and craning the tiny home onto its foundation

38. What is excluded in the cost of your tiny home?
- the lot preparation including removing existing structures and trees, foundation/ driveway / deck / eavestrough install, services set up (well, pump, septic, etc) and hock up and hardscaping / landscaping. Window covering, non-fixtured lighting, furniture, bed/ mattress, television or fireplace or other decor are also not included

39. What financing options are available to purchase a tiny home? - our clients have diverse financing needs. We work with various financial partners and have developed some excellent financing solutions

40. Am I able to cancel my tiny home contract? - we work in collaboration with our clients to provide a viable project scope, schedule, and costs. Despite the best planning, we know life can sometimes bring unexpected changes. So yes you can cancel your tiny home contract prior to the start of the build at a penalty of 5% of the purchase price. Once the build starts you are not able to cancel your contract because the build is specific to your requirements and materials and labour have been ordered and used. Depending on the circumstance we will nonetheless do everything in our power to arrive at a satisfactory solution.

41. Am I able to insure your tiny home? - yes you can insure our tiny homes

42. Are there government grants or incentives to purchase a tiny home? - we are continuing to

research possible grants or incentives for our tiny homes, we will update as new information become available

Construction

43. Where is your production facility located? – our production facility is location in Cambridge, Ontario, Canada

44. Can we visit your production facility? – Yes, you can visit by scheduling an appointment. We typically plan client visits before 8 am or after 430 pm Mon-Fri. This keeps our factory at peak production and everyone safe. You can also visit on Sat between 9 am – 1 pm. We set aside Sunday as a day of rest for everyone involved in our business

45. How are your tiny homes built? - our tiny homes are built in a temperature controlled indoor production facility. The production process is planned and sequenced by taking into consideration labour and materials availability. Scope, scheduling, costs, and quality are controlled through the entire process to ensure your home is built to your expectations

46. Are your tiny homes building inspected? - yes, because we receive building permits for our tiny homes, we are also building inspected at various stages during construction to confirm our homes are built to the plans that have been approved and permitted

47. What is the typical lead-time to start your tiny home build? - the lead-time to start your build will depend on how many preexisting orders are in the production pipeline and the total capacity of our production facility. We make all reasonable efforts to meet your desired lead-time

48. Do you have inventoried tiny homes available for purchase? - we may or may not have inventoried tiny homes for sale at any given time. Please contact us directly for more information

49. Are your tiny homes built for the Canadian winter?
- yes, our tiny homes are built in accordance with requirements under the Ontario Building Code and provide ample protection against the cold and wind

50. Is your tiny home built to passive housing standards? - our tiny homes are not passive home certified but are built with excellent insulating qualities including spray foam, rigid foam, double pane windows, and insulated exterior doors

51. Is your tiny home smart enabled? - our standard build is not Smart enabled; this requirement can be discussed in the design stage as an upgrade

52. What type of insulation is used in your tiny homes?
- we use closed cell spray foam in the floors, walls, and roof. We also clad the entire exterior with rigid foam insulation. The insulation protects from the cold and adds rigidity to the home

53. What type of roofing material is used in your tiny home? - we use a metal roof with a high-grade underlayment

54. How are your tiny homes heated, ventilated, and cooled? – we install a forced air propane furnace in our tiny homes to properly condition the air. We install an exterior air conditioner that supplies air through the furnace. We install a Heat Recovery Ventilator to exchange inside air with outside air. We use a ceiling fan to move air through the house

55. How are the appliances hooked up in your tiny home? - Cooktop/ Stove/ Refrigerator/ Microwave/ Dishwasher/ Washer/ Dryer are all electric

56. How do I hook up services including hydro, gas, water, sanitation, internet? - the home is equipped with exterior hook-ups that would tie into the services. It is important to confirm the water lines are protected from freezing

57. What foundations are used for your tiny homes?

- the 3 most common foundations are helical piers, concrete slab on grad (with a footing around the perimeter to protect from frost) or concrete poured basement. If helical piers are used the home will sit 2 ft off level grade to allow for access to the underneath of the home for services hook up and potential repair

58. How do I maintain my tiny home? – the exterior of the home requires minimal maintenance. The metal roofing and siding have a 50-year warranty. The wood siding has a 15-year and 40-year limited warranty. Windows and doors have a 20-year warranty. Regardless of warranty time-lines, annual inspection, regular cleaning, replacement of filters, and maintenance of materials and systems, including the furnace, air-conditioner, HRV, and is recommended to identify any issues before they become a larger problem.

59. How do I maintain my tiny home if I do not use, or live in full-time, during the Canadian winter? - it is important to remove all water from the water lines and drains to avoid the water freezing and splitting the pipes. We recommended a licensed plumber perform this work

60. What is the warranty on your tiny home? What does it cover? – our tiny homes are covered by the Tarion New Home Warranty. This covers various items under the 1-, 2- and 7-year timeline. Please go to www.tarion.com for further information Delivery

Delivery

61. How heavy is your tiny home? - the weight of our tiny homes will vary based on the size, the chassis (for THOW), the type of interior and exterior materials, systems and appliances that are included. The typical weight is under 20,000 pounds

62. How are your tiny homes transported? - the tiny home is either moved from its temporary factory

platform onto a flatbed trailer, prepared for transfer with strapping and protection against the elements, and hauled to the lot site using a Ministry of Transportation approved route and permits. Or hauled on its own chassis, with permits, to the site where it will be located and occupied

63. Do you inspect the tiny home before and after transportation? – yes we inspect the home with you before and after delivery to identify and agree on items that require our attention

64. How do you protect your tiny home during transportation? - we protect the outside with wrap at the front of house and remove exterior lighting. We secure the inside of the house including cabinet doors, appliances, and ceiling fans

65. What size of truck and trailer are required to haul your tiny home? - this is regulated by the Ministry of Transportation and our 3rd party hauler is licensed to complete this work

66. Is a permit required to haul your tiny home? - yes, a Ministry of Transportation permit is required due to the size and weight of our tiny homes

67. What size of crane is required to move your tiny home from trailer to foundation? - this is determined by the weight and size of the home. We collaborate with our 3rd party crane operator to ensure an adequate crane is available to move our tiny homes

68. Do you ship to the USA? - we currently do not ship to the USA

69. Do you ship internationally? - we do not ship internationally

70. What is the cost to deliver a tiny home? - the cost of delivery will depend on the size, weight and distance travelled. The cost to move the tiny home will be quoted as a separate line item in the Agreement of Purchase & Sale

71. Do you inspect the lot site prior to delivery? - yes,
it is very important from an efficiency and cost perspective that the lot site is prepared for delivery because we are charged by the hour for the truck, trailer, and crane. We plan to unload the tiny home onto its foundation as soon as it arrives at the site