

# VIRGINIA HOSTS EAST COAST TINY HOUSE SHOW!



## Made In America

June 1st and 2nd at the Fredericksburg Convention Center!

### 10 Regional Builders Come Under Roof to Showcase Craftmanship

Fredericksburg, June 1 -- Whether you are just starting your Tiny Home experience or a seasoned adventurer-you will find all things for your journey at this year's event. This expo will answer so many questions about the tiny house movement.

*What is the difference in an RV and a Tiny House?* Lets start with the basics. An RV is designed for temporary use, with a lifespan of 7-10 years. A Tiny House is stick built construction, meant to endure 30-50 years.

More questions? No problem- you can find the answers at the show. Industry experts will conduct educational seminars, demonstrations, and explain the latest innovative solutions and products.

**IMPORTANT NOTE** \* Tiny houses on wheels (THOWs) or Movable Tiny Houses (MTHs) are small, portable homes that can be easily moved from place to place. They're often built on a trailer chassis and range in size from 100 to 400 square feet. There are many reasons why people choose this type of home: some want the flexibility of being able to move around with their house; others want to live off-grid; still others just enjoy the challenge of building something small and simple--and maybe even affordable :-)



## The Tiny House Movement Laws and Ordinances

### Benefits of Tiny Houses on Wheels

>Cost savings. Tiny houses are a great way to save money on housing. They're also more affordable than traditional homes, making them a popular choice among millennials who want to live in cities but don't have the funds for a mortgage or rent payments.

> Mobility. Because they can be moved from place to place, tiny houses offer flexibility in terms of where you live and how long you stay there. You can even take your tiny house with you if you move out of state or country!

> Limited space requirements mean less time spent cleaning up after yourself (and others). With fewer rooms than most traditional homes have, there's less clutter around which means less work when it comes time for cleaning up after yourself (or having someone else do it).

### So...What's Happening with Placement Options for Tiny Houses on Wheels

Virginia Uniform Statewide Building Code has adopted "Tiny houses" and it is now addressed in the building code. These types of homes are permitted by Building and Zoning codes as long as they are built in accordance with Appendix Q in the 2018 Virginia Residential Code which is very helpful in the development of sustainable housing. It's important to understand that **Building codes** tell you **how** the Tiny House is to be built," while **Zoning codes** tell you **where** the house can be built." In the City of Fredericksburg, a

continue on pg 2

## Tiny House Design Elements That Will Make or Break Your Tiny Living Experience

In our line of work, we tour a ton of tiny houses. We also talk with a lot of people living the lifestyle. And what has the sum of our experience taught us? That design is everything when it comes to small spaces. That's why we are dedicating today's blog post to highlighting a few of the design elements that will make or break your tiny living experience!

Are you ready? Let's Dive in!

### Natural Light

When you live in four hundred square feet or less, natural light is your friend! It will make any space seem bigger. You don't want to feel like you're in a box; you want to feel like you are in a home, and that means having room to breathe!

Most people think of traditional windows when they think of natural light, but while those are helpful, they are not the only way to invite natural light into your tiny home. Skylights are another option and are a relatively common tiny house feature for good reason! They provide the kind of overhead lighting that turns an ordinary room into the stuff of Instagram fantasies!

If you are as dedicated to natural light as we are, here's one more thing you might consider: a glass front door. If you can swing glass French doors, even better. Trust us, when it comes to natural lighting, just say yes. Your future tiny-self will thank you!

\*People often ask about windows as they pertain to temperature control. More windows will make temperature control somewhat more difficult. We find that in tiny houses, the trade-off is worth it. In van life, it's often not.

continue on pg 2

**HOME AUCTION**

Bid starts at \$500  
All Bidders Welcome

Dream home offered in Round Robin Auction

Home phone as will be auctioned June 2, 2024. 10:00 AM  
Bids start here's and end at 10:00 AM at East Coast Great American Tiny House Show! Fredericksburg Convention Center

For more information, East Coast Tiny House Show, info@eastcoasttiny.com

For more detail and how to register, go to [www.LaborAmerica.com/tinyhouse/show](http://www.LaborAmerica.com/tinyhouse/show)

Details:  
- 8' x 26' x 9' 5"  
- 2 lift areas for sleeping  
- built on heavy duty double axle trailer  
- metal frame, metal roof  
- weight is 11,000 lbs  
- Subfloor insulated with spray foam. Walls and roof R13  
- PVC & CPVC plumbing  
- tongue and groove walls  
- custom cabinetry and stairs

Butcher block countertops and bar  
- 14k BTU Mini Split  
- 10.4 Cubic Foot Magic Chef refrigerator  
- 90" Frigidaire oven  
- 27" 18 gauge single bowl dual mount kitchen sink  
- Magic Chef washer/dryer combo unit  
- 48" x 30" shower in full bath  
- Glacier Bay all in one dual flush toilet  
- 20 gallon Bluebonnet water heater  
- 100 amp electrical service



**RENEWAL by ANDERSEN**  
FULL-SERVICE WINDOW & DOOR REPLACEMENT  
CENTRAL VA

Tiny Home Ordinances cont'd

Tiny House can be built on any lot zoned residential, but a Tiny House built on a lot that has an existing residential dwelling would be considered an ADU and would require Zoning approval. A Tiny House would also require permits and inspections by the local building departments per the Virginia Uniform State-wide Building Code. Tiny House highlights from Appendix Q are below.

- Shall be 400 square feet in area or less excluding lofts.
- Shall be on a permanent foundation and is built and inspected in accordance with the 2018 VRC for residential dwelling units.
- Shall have a ceiling height of not less than 6 ft. 8 in. (reg. 7 ft.)
- Shall have a ceiling height of not less than 6 ft. 4 in. (reg. 6 ft. 8 in.) for bathrooms, toilet rooms, and kitchens.
- The headroom above stairways accessing a loft shall be not less than 6 ft. 2 in. (reg. 6 ft. 8 in.) as measured vertically from a sloped line.

- Lofts are defined as being located 30" above the main floor, open to the main floor on one or more sides with a ceiling height of less than 3 feet (reg. 5 ft. for slope ceiling) & used as a living or sleeping space.
- Lofts shall have a floor area of not less than 35 square feet and not less than 5 ft. in any horizontal dimension

Tiny House Design Elements cont'd



Minimal Rubix-cubing

Rubix-cubing is when you have to move things around to use something in your home. For example, maybe you have to put your footstool on your couch to give you enough floor space to do yoga, or maybe you have to unfold your dining room table from the wall when you have company over to eat. Rubix-cubing is a part of tiny life, but it's important to plan your build so that it's not a big part!

We know it seems easy enough to unfold the table from the wall, but any experienced tiny dweller will tell you that these micro-inconveniences add up. And if you have too many of them, you will probably choose to go without than to use the cool features you choose to include in your build.

We find that a good rule of thumb is to not Rubix-cube anything you plan to do daily. If you have to move the footstool for your bi-weekly yoga practice, however, you will probably survive.

A Kitchen that Flows

We know people with traditional kitchens who constantly complain about their kitchen's functionality. We also know tiny housers who love to cook and have zero issues. This is because it's kitchen flow- not size-that matters!

And in case you were wondering, here's how to make your kitchen flow. In the Western world, we read left to right, so it intuitively makes sense to our brains to start a process on the left and move in sequence to the right.

For this reason, we find that tiny housers benefit from kitchens laid out from left to right in the following order: counter space, stove, counter space, sink, counter space.

This setup allows you to prep, cook, plate, wash dishes, and dry in sequence. It makes for a smooth process because there is no backtracking, turning around, or carrying things from one place to another.

If you are cooking with a partner, this setup also ensures that no one will run into each other as two people turn back and forth between two counter surfaces.

A Drop Station

If you plan to move into a tiny home, please do your-

continue on pg 4



# CLASSES

Sat 10:00  
Sun 10:30



**Magic of Tiny House Hotel** **Eric Hawkins, Cape Charles Tiny Livin**  
Living the dream thru Tiny Home short-term rentals "In this talk, I'll share my transformative journey from the spaciousness of a traditional large home to the compact freedom of a travel trailer. This significant downsizing was just the beginning. As we embraced the mobility and simplicity of trailer life, we stumbled upon the world of short-term rentals. This discovery wasn't just about finding places to stay; it was a revelation that reshaped our understanding of living space and personal freedom. The experience was so enlightening that it led us to a bold new venture: owning a tiny house hotel. This endeavor has not only changed our lives. Today, I'm thrilled to, highlighting the profound impact of embracing less to experience more.

Sat 11:00  
Sun 11:30



**Navigating Tiny Home Placement** **Robin Butler, NOAH Founder**  
The scope of the new ASTM Tiny House Standards Committee is offered covering the creation of a set of global standards for tiny houses, with attention to safety, quality, uniformity, reliability, and consumer confidence. Talk includes definitions for a tiny house on wheels standard, promoting a common language between countries, consumers, regulatory bodies, jurisdictions, manufacturers, organizations, and government officials.

Sat 12:00  
Sun 12:30

**Panel Discussion** **Melanie Atkinson, Moderator**  
Interactive discussion from industry leaders, exploring the tiny side of everything. Energy Awareness, Upcycling, Simple Living.

Sat 1:00  
Sun 1:30



**Sat 1p Tiny House Communities & Parking** **Jill Kanto Founder, Choose Tiny.com**  
Join Jill Kanto, founder of ChooseTiny.com, as she delves into the diverse world of tiny house communities and other parking options. With 11 years of experience visiting and researching various communities, Jill also has firsthand knowledge from living in her DIY tiny house with her children in a "backyard parking" community since 2016. In this informative session, she will cover:  
• How to find tiny house parking  
• The spectrum of available communities and parking options  
• The pros and cons of each type  
• Resources for joining or starting a community  
• Common mistakes when founding a community  
• Simple but surprisingly powerful tools for working with others  
Additionally, explore ChooseTiny.com, her free online directory of tiny house communities, including informal backyard parking, tiny-friendly RV parks, tiny-only villages, and mixed-housing. Don't miss the helpful guides and articles that provide additional invaluable information about living tiny.

**SUNDAY 1:30p**  
**10 DIY Tiny House Building Tips Learn from My Mistakes & Successes**  
Join Jill Kanto as she shares her top 10 DIY Tiny House Building Tips. Despite having no significant prior building experience, she successfully built her own 28-foot Tiny House on Wheels in 2015.

Sat 3:00  
Sun 3:00



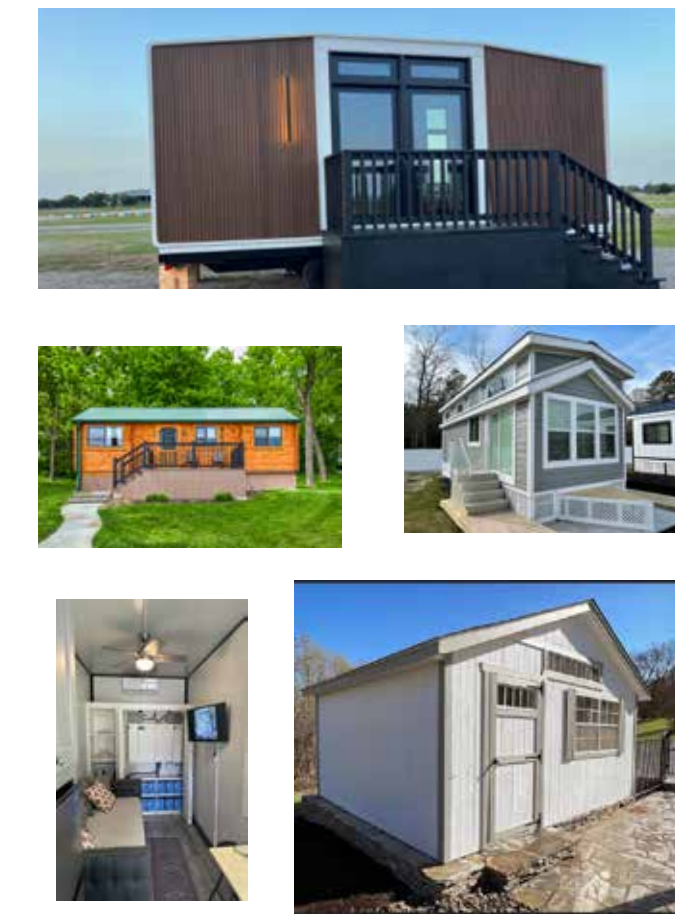
**Your BIG Tiny House** **Fred Oesch, Oesch Environmental Design**  
While your Tiny House may be small in size, there is opportunity for yours to be grand in function, energy efficiency, value, and livability. Award winning EcoArchitect Fred Oesch of Oesch Environmental Design will present state-of-the art alternative affordable Tiny House designs, systems, materials, and methods. In addition to conventional construction, these include container and silo conversions, earth shelters, and tree houses. The examples presented will better inform, inspire, and empower you to complete your own Tiny House dreams.



**GREAT AMERICAN TINY HOUSE SHOW**  
HOUSING SOLUTION MARKETPLACE  
NOW TOURING COAST TO COAST  
#LEARN #CREATE  
#TINYHOMEMOVEMENT

**new dates**  
jun 1 & 2, 2024  
at the  
fredricksburg conv ctr  
hall a  
FLOOR PLAN

Booth #	Company
104	Habitats4Humans
107	Capital Remodeling
109	LeafFilter Gutter Protection
113	Tiny Homes by Cornerstone LLC
114	Tori's Company LLC
119	MICA
127	Stafford Nursery
139	Great Outdoor Cottages
145	Campers Inn
201	NOAH CERTIFIED, INC
203	ChooseTiny.com
206	Prince William Home Improvement
209	True Honey Teas
213	Azure Printed Homes, Inc.
219	Trinity Tiny Homes NC
227	Seminar
300	Flatspot Decking Services
301	Renewal by Andersen of Central Virginia
306	Passanante's Home Food Services
307	Cape Charles Tiny Livin
308	Cutco Cutlery
309	Leafguard
313	Simplify Further LLC
319	Josephine - the Auction Tiny Home
339	Lancaster Log Cabins
345	AJ Trailer
401	Massanutten Resorts & Campground
405	MR.FIX-IT
408	The Contractors Inc. Kitchen Cabinet Refacers
409	Aid Our Veterans
411	ADT Security Services
415	Art Technology MD
417	Great Harvest Burke & Lorton
423	Chocolate Moonshine of MD
425	Tiny Home Match
100 Outside	PM Green Energy, LLC



**ROUND ROBIN AUCTION RULES**

No pre-qualification is necessary to bid. All bidders are welcome!

- If you wish to be included in the bidding process, then provide the following:
  - Your name
  - Your contact number(s)
  - Your preliminary bid.
- All preliminary bids must be in multiples of \$500 and can be left at any time prior to 5 pm Sunday.
- The bidding will be open. We will tell anyone the status of the bids at any time.
- Every bidder will have the opportunity to top the current bid until the highest & best bidder is established.
- The Josephine 26 will be sold to the highest & best bidder in round-robin bidding by telephone Sunday evening starting 6pm. To enter the round-robin bidding you must leave a bid for the home, before 5 pm Sunday.
- The next highest bidder begins, we will telephone the highest bidder prior to the round-robin bidding first to give them the opportunity to make the first bid.
- The next highest bidder will get the second telephone call, and so on down the list until all bidders have been called.
- Every bidder will have the opportunity to top the high bid until the final highest bidder is established. Bids during this round, must be \$200 apart. Each time you receive a call, you have 3 options:
  - OPTION 1: Raise the high bid by \$200 or more in multiples of \$200
  - OPTION 2: Stay at your current bid
  - OPTION 3: Quit the bidding process
- If there is more than one bid at the same level, the earliest bid will be honored.
- The highest/best bidder will be offered the Josephine 26 at their bid price.
- A 5% deposit will be required and collected from the highest bidder within 24 hours after the completion of the round-robin bidding.

If the highest/best bidder does not meet the conditions of the terms-of-sale or fails to provide credible ability to purchase the tiny home, the tiny home will immediately be offered to the second highest/best bidder at his/her final bid price. If this bidder is unable or unwilling to purchase the TINY HOUSE, the third-highest bidder will be contacted.

**HOME AUCTION**

Three homes offered in Round Robin Auction  
Auction will be conducted June 2, 2024. All bids start before 6pm and end at 5pm at East Coast Great American Tiny House Show! Frederickburg Convention Center

Price starts at: All Bidders Welcome

For more information: East Coast Tiny House Show [info@ecrhs.com](mailto:info@ecrhs.com)

**WORK LIFE**

TINY HOUSE AUCTION 6P SUNDAY BOOTH 319

Tiny Home Design cont'd

self a favor and think through the items you'll have with you when you walk in the door. Are you holding a set of keys? A water bottle? Sunglasses? How about a purse or a man-satchel? Maybe you have a dog with you, groceries, muddy boots, or a stack of mail. Everybody has something, and these small items will turn your Pinterest dream house into a tiny horror show if you don't plan for a drop station!

A drop station could look any number of ways! Some people have hooks on the wall or vertical bins near the door for easy unloading. We've seen tiny housers designate a closet, and others utilize the storage in their stairs for keeping oft-used items. And if you are a paintball enthusiast, surfer, or someone who owns a dog that likes to roll in things, you might consider taking your drop station one step further and building a tiny mudroom- it's a thing!

Couch Placement

You've seen stunning pictures of tiny homes, right? Cool. The next time you see one, ask yourself where the couch is located in relation to that picture. Here's why. If there is a stunning view in a photo, you'll want to enjoy that view in real life, and chances are, you'll want to do so from your couch. So it pays to think about where you will put the couch when you plan your tiny home build!

Couch placement also matters in relation to eyeline. For example, if your couch is positioned so you can look down the length of your tiny baby, it will make your house feel bigger than if your couch faces the short wall. Just something to think about!

A Pull-out Pantry

Ah, the pull-out pantry! These are the unsung heroes of tiny home living! Cabinets are great, but you will definitely find yourself digging to find things. And remember what we said about Rubix-cubing?

Pull-out pantries provide easy access to items you use daily. They keep food organized and slide away cleanly when not in use. We've seen tiny homes with pull-out pantries as thin as five inches wide! We've also seen a variety of types. Some people will order plastic ones with stackable bins on Amazon, others will build their own out of bathroom carts, and some have their builder professionally install a more permanent version. However you create one, though, a pull-out pantry will save you a lot of chaos in the kitchen!

-Alaska Wagner

Blogger, Tiny House Dweller

# INTERACTIVE WORKSHOP



**ARE YOU A DIYER??** Join us for an engaging and informative interactive workshop hosted by VJ Trailers! Discover the quality and innovation behind our products, including our deck over insulated trailers and permanent tiny house structures.

*What You'll Learn*

Trailer Construction:

Get an in-depth look at our deck over insulated trailers featuring a sturdy subfloor, pre-built track and stud system, and OSB panels for all the walls. See how we complete the roof to ensure durability and insulation.

Tiny House Manufacturing:

Explore our process for creating permanent tiny house structures. Learn about the versatility of our designs, which include removable wheels and hitches, making them perfect for Mobile Parks and RV Parks.

Certification and Standards:

Understand the importance of NOAH certification and how our structures meet these high standards, ensuring safety, quality, and compliance.

*Why Participate?*

**Hands-On Experience:** Get up close with our materials and construction techniques.

**Expert Insights:** Hear from industry experts about trends and best practices in trailer and tiny house manufacturing.

**Q&A Session:** Have your questions answered by our knowledgeable team.

Whether you're a prospective buyer, an industry professional, or simply curious about high-quality, certified mobile and tiny house solutions, this workshop is for you. Don't miss this opportunity to learn from the best in the business and see why VJ Trailers stands out in the market.

**Reserve your spot** today and embark on a journey of innovation and excellence with VJ Trailers! \*Waiver required. Must be able to lift 20 pounds and be able to stoop.

**GET YOURS TODAY!**  
SOLD AT TICKET COUNTER