



**THE ANALYSIS OF TINY HOUSE
THROUGH THE MOTIVATIONS AND CHALLENGES:
A CASE STUDY IN TURKEY**

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Thesis for the Master's Program in Design Studies

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ETHICAL DECLARATION

I hereby declare that I am the sole author of this thesis and that I have conducted my work in accordance with academic rules and ethical behaviour at every stage from the planning of the thesis to its defence. I confirm that I have cited all ideas, information and findings that are not specific to my study, as required by the code of ethical behaviour, and that all statements not cited are my own.

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ABSTRACT

THE ANALYSIS OF TINY HOUSE THROUGH THE MOTIVATIONS AND CHALLENGES: A CASE STUDY IN TURKEY

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Master's Program in Design Studies

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Tiny House as an alternative way of living is advancing as a topic in scholarly literature. The purpose of this study is to investigate the state and potential of the tiny house movement in Turkey via a case study in order to learn what motivates people to choose such a lifestyle and how to confront the challenges that arose once chosen. The analysis involves the Turkish market and the user profiles with a comparative perspective in relation to the global applications. Following the extensive literature on the emergence and expansion of tiny houses as a housing typology; definition, regulations, and applications are introduced. The case study involves interviews with the production companies and the available residents, also survey with potential users to learn more about the opportunities of such a lifestyle and how the experience would be responded to in Turkey. By doing so, this study demonstrates how the emerging reality of Tiny House Movement in Turkey has the potential to meet a new emerging need of alternating living materialized after the spatial limitations of the pandemic experience in the urban space.

Keywords: tiny house, downsizing, lifestyle, housing market, Turkey



ÖZET

MOTİVASYONLAR VE ZORLUKLAR ÜZERİNDEN TINY HOUSE ANALİZİ: TÜRKİYE DURUM İNCELEMESİ

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Alternatif bir yaşam biçimi olarak Tiny House, bilimsel literatürde bir konu olarak öne çıkmaktadır. Bu çalışmanın amacı, insanları böyle bir yaşam tarzını seçmeye neyin motive ettiğini ve seçildikten sonra ortaya çıkan zorluklarla nasıl başa çıkılacağını öğrenmek için Türkiye'deki minik ev hareketinin durumunu ve potansiyelini bir durum çalışması aracılığıyla araştırmaktır. Analiz, küresel uygulamalarla ilişkili olarak karşılaştırmalı bir bakış açısıyla Türkiye pazarını ve kullanıcı profillerini içerir. Küçük evlerin bir konut tipolojisi olarak ortaya çıkışı ve yaygınlaşmasına ilişkin geniş literatürün ardından; tanımı, yönetmelikleri ve uygulamaları tanıtılmaktadır. Durum çalışması, üretim firmaları ve mevcut sakinlerle yapılan röportajları ve ayrıca böyle bir yaşam tarzının sunduğu fırsatlar ve bu deneyimin Türkiye'de nasıl karşılanacağı hakkında daha fazla bilgi edinmek için potansiyel kullanıcılarla yapılan anketleri içeriyor. Böylece bu çalışma, Türkiye'de ortaya çıkan Tiny House Hareketi realitesinin, kentsel alanda pandemi deneyiminin mekansal sınırlamalarından sonra somutlaşan alternatif yaşam gibi yeni ortaya çıkan bir ihtiyacı karşılama potansiyeline nasıl sahip olduğunu göstermektedir.

Anahtar Kelimeler: tiny house, küçültmek, yaşam stili, konut marketi, Türkiye



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CHAPTER 1: INTRODUCTION

Since the beginning of time, people sought shelter to protect themselves from the external forces of nature. These structures have been formed as an architectural response to the physical environment (Schoenauer, 2000). Therefore, people would socially and culturally exist only in association to their environment (Shukla, 2019). In the early ages, people used shelters only to protect themselves and their families from the dangers of nature and wild animals, and generally they entered only to sleep. Through many factors such as changing climatic conditions, advancing technologies and establishing settlements, people continuously developed new housing typologies. The perception of housing has changed and diversified for centuries.

Tiny house is an emerging housing concept in the new millenia. Tiny houses are categorized as the dwellings, are 400 square feet with some additional size restrictions, and can be built on foundation or wheels. This lifestyle is associated with minimal and sustainable living. While meeting foundational needs, this architectural proposal refers to a more efficient and sustainable design solution to the notion of housing by suggesting to downsize individuals' lives. Of course, downsizing is not a compulsory action but a voluntary performance (Mutter, 2013). The framework encourages people to reduce possessions and reconsider one's perspective on conventional values and needs in life. In this process, people assess their priorities and redefine their use of time, space, and finances. As Schneider (2017) points out, minimization and decluttering when living small is the initial step.

After the collapse of the housing market in America, in 1980's, tiny house living spaces began to form in many different areas (Olsson, 2020 ; Schneider, 2017 ; Mutter, 2013). However, the real spread has been experienced since the 2008 economic crisis. However, the real spread has been experienced since the housing crisis in 2008 and the economic recession following the succeeding period. Subsequently, people turned to alternative housing concepts such as Tiny Houses as more affordable options. There are many other reasons why the tiny house trend is preferred and rapidly spreading today. Besides the scholarly literature, the subject of tiny houses has been frequently mentioned in alternative platforms such as social media, publications, visualizations, games and organizations. One of the common agendas among these sources is highlighting people's motivations and confronted

challenges to prefer this lifestyle. In this thesis, motivations are categorized in six categories as community, finance, simplicity & minimalism, mobility & freedom, sustainability & environmentalism and design & customization; and challenges are categorized in five categories as legal restrictions, finance, social perception, placement & transportation, and design & practicality.

The consumption culture of the late 20th and the current century dwells on having 'more', 'bigger', 'faster' or 'better' of any possession. Housing, in this respect, as an active subject of economic capital and a commodity, would be accepted as an influential instrument of social and financial representation. Therefore, housing is also an object of consumption. Novel needs and alternative ways of living become more visible by the widespread use of social media as people freely share their own experiences and habits online and open to the public. Therefore, tiny houses have been more popularized in recent years, and some people worry that they may end up being just another consumer good as with everything that becomes more popular in society (Anson 2014; Carras 2018; Olsson, 2020). However, this tide would not obscure the fact that millions of people are still in need of an appropriate and affordable housing option (Nandhini et al., 2020).

Tiny houses are small-scale, full-fledged living units that prioritize square footage. A conscious decision to build and live in a Tiny house was made in response to a desire to live a simple lifestyle. Since the size of space is top priority, flexible architectural design solutions become a necessity. Tiny houses are known for their clever use of space and use of innovative technology in their design and construction. Mitchell (2014) has defined tiny houses as a house which uses its space effectively, implements good design for the needs of its residents, and fits the lifestyle the residents wish to pursue. Moreover, there are two types of tiny house variants, a tiny house can be built on a foundation as well as a wheeled trailer. Those mobile tiny houses are defined as THOW, tiny houses on wheels to provide mobility.

Tiny houses cost lower than an average sized home by both construction and use (Olsson, 2020 ; Kostoff, 2016). In order to better understand the production budget and environmental impact, Baker and Neske (2015) conducted a case study comparing both the 400 square foot tiny house and the 1,200 square foot average house constructed by the same materials. The findings demonstrated that the tiny house creates less wastage due to the fact that there is less material usage. Therefore, even if more expensive equivalents are preferred to improve material quality, the

total cost will be lower than for an average-sized house due to the smaller surface. The reduction of the built area provides a lower cost construction allowing the selected materials to be of higher quality, while acknowledging the environmental concerns. Instead of working hard to buy big houses, being stressed about that goal, and then not being able to spare time and money for themselves while covering the expenses of that house, they choose to live in smaller houses and provide more opportunities for themselves outside the house. Protecting the environment with a low carbon footprint and sustainable construction materials would be a valuable objective of financial and mental preference. At this point, some people may prefer tiny houses for economic reasons even some others prefer for its lifestyle and user network. For any age, changing living conditions, flexible working environments and minimal lifestyle might offer an opportunity for new social circles. Many websites, social groups, workshops and various activities are organized to share information and experience of tiny house ownership for those who plan to join this lifestyle in the future. As a sign of symbolic capital and reflection of a lifestyle, the house becomes a representative of identity (Schneider, 2017). Likewise, the design of the house and the lifestyle choices bring people together.

1.1. Problem Definition and Motivations of the Study

Studies on tiny houses define the typology with its regulations, building process, advantages and disadvantages, also preference reasons. With a multicultural origin, Turkey has the diversity in lifestyles and potential in various market possibilities. However, Turkey is a country that is not clearly recognized in the literature, besides all studies that highlight the challenges and motivations of the tiny house lifestyle. Another missing point of the literature is the future potential and niche market of tiny house lifestyle in Turkey. In this context, Turkey is an incomplete region in terms of literature and observation, there are few studies in the housing literature with cases in Turkey that are concerning or mentioning tiny houses.

In the process of explaining the drivers which support a life in tiny house, the reasons should be investigated by acknowledging the living conditions of the era. Later on, understanding the user profile and their needs is crucial to categorize the motivations and challenges in a specific group, in this case Turkey. From the perspective of design history, the influential reasons for emerging tiny houses, and

differences from similar lifestyles should be examined to understand the contemporary reasons for tiny house tendency. The first examples of tiny houses and their popularity should be searched to clarify why people prefer this lifestyle in different geographies. Identifying the tendency categories and understanding the user profile is crucial to lead the future of this movement.

Tiny house lifestyle in Turkey is still developing, but also rapidly spreading, so it would be a worthy case study in order to understand what are the parameters influencing the trend and the possibilities of its future market. There are few examples recently built in Turkey, and it is still expanding around the country. Therefore, Turkey is a suitable research-base as a multicultural setting that connects orient and occidental traditions to understand today's tendency as motivations and challenges. For this reason, knowing the market in Turkey and defining the user profile will help to understand the potential of the chosen location and a comparison between the Turkey case and previous results on those drivers will clarify the future potential of the tiny house lifestyle in Turkey.

1.2. Research Questions of the Study

The information included from the literature expands on the general description, design features, history and examples of this lifestyle. In the literature, motivation and challenges are categorized and explained with different priorities. The knowledge in all the collected sources has been compiled and divided into the most basic categories in this thesis, considering that it may differ according to the person's profile, settlement area and culture. This individuality and the variability of individuals' perceptions are also reflected in the acceptance of a factor as motivation and challenge. Likewise, while investigating awareness of people about tiny house typology, the examples were collected under certain categories and classified with fundamental parameters. In the case study, Turkey is selected to be analyzed because of its multicultural environment with various different traditions of living. Learning the awareness and preference of this trend in Turkey will help to determine whether it has a place in the housing sector of Turkey in the future. The design stage, construction process, cost, material choices, and legal restrictions in different regions are excluded from this research.

1.3. Scope and Limitations of the Study

The information included from the literature expands on the general description, design features, history and examples of tiny houses. In the literature, motivation and challenges are categorized and explained with different priorities. The knowledge in all the collected sources has been compiled and divided into the most basic categories in this thesis, considering that it may differ according to the person's profile, settlement area and culture. This individuality and the variability of individuals' perceptions are also reflected in the acceptance of a factor as motivation and challenge. Likewise, while investigating awareness of people about this lifestyle, the examples were collected under certain categories and classified with fundamental parameters. In the case study, Turkey is selected to be analyzed because of its multicultural environment with various different traditions of living. Learning the awareness and preference of tiny houses in Turkey will help to determine whether it has a place in the housing sector of Turkey in the future. The design stage, construction process, cost, material choices, and legal restrictions in different regions are excluded from this research.

1.4. Methodology of the Study

The research methodology will be based on a case study, conducted in Turkey. The elements of case study include literature review, research on legalization in Turkey, interviews with tiny house dwellers and companies, also a survey with the public. The regulations, preference reasons and regional analyses are investigated in previous studies. While literature reviews provide general primary data, surveys and interviews will be supportive sources to understand the non-designer side of the tiny house perspective. The local regulations will enlighten the legalization in case region. The interviews will be made with tiny house dwellers to understand their lifestyle and preference reasons in Turkey. Interviews with tiny house related companies will be enlightening to analyze the current situation of lifestyle in this region. The survey will rank the tendency of people about tiny houses and show the negative and positive aspects according to current living circumstances. The purpose of working with a survey in addition to interviews is to reach a wider audience while defining different outlooks and to reach a conclusion from predetermined options. The combination of various elements in the method of case study will lead the study about different motivations, challenges and future possibility options.

1.5. Structure of the Study

This thesis is composed of five chapters.

Chapter 1 is the Introduction, first introduces the subject and then explains the purpose, research questions, limitations and methods of the study.

Chapter 2 is the Literature Review, gives insight into the literature on the subject of tiny house lifestyle. Explains the typology, definition and history of tiny houses, and awareness through different mediums. Also categorizes the user profile and analyzes their preference reasons in positive and negative aspects. This literature review aimed to understand the popularization of the tiny house lifestyle and its leading drivers.

Chapter 3 is the Case Study, first describing the technique utilized in the study to provide an understanding of how the research was carried out. It documents the work's phases, including two legislation source checks, two varieties of interviews and one survey. The elements of the interviews are explained with findings, as the survey. Also the results are analyzed and all the compiled data lead to discussion.

Chapter 4 is the Discussions, analyzes the findings of research while compiling the information with literature. Divided into four categories to discuss awareness, motivations, challenges and future potentials of the tiny houses in Turkey.

Chapter 5 is the Conclusion, draws conclusions based on the analysis. The findings and discussions are summarized, and further study directions are proposed while reminding the significance of the study.

CHAPTER 2: LITERATURE REVIEW

Historical journey of housing is a long, accumulative and evolving spatial process. The endless search for a better living considers function, comfort and amenities as foundational priority in their own time frames. Due to the growth in population, the need for housing has increased over time. As Tuncel (2007) stated, expectations from housing increase as the income level of a society increases. This situation is reflected in all areas of consumption, and the size of the houses has almost tripled over time within the last century. In the United States, with the change in living conditions and the smaller family structures, the number of residents in a house has decreased since the 1950's (Borzog and Miller, 2014; Mutter, 2013; Wilson and Boehland, 2005). Likewise, since the beginning of the 20th century, the average size of households in Canada has decreased, compared to the 19th century (Milan, 2015 ; Government of Canada, 2022). The same socio-spatial shift is observed in European countries. For example, in the early 1990s the average living space in Germany was 35 square meters, whereas in 2020 each German had an average of 47 square meters (Holt Schneider, 2021). This change in perception of housing becomes apparent where increase in living space per ca-pita now followed by decrease in the number of people in the household.

Accordingly, unused areas have started to turn into hobby zones, guest rooms or storage, but as a result, they have been described as unnecessary and costly. As the world's population grows, cities are becoming more dense, resulting in increased consumption, congestion and waste. In order to minimize the problems to be experienced in cities, we first have to consider minimizing unnecessary consumption in our homes. We can lead a more environmentally friendly, energy efficient and harmless life by arranging our homes that go beyond the basic purpose of shelter, which we use to reflect ourselves and meet our needs. For this purpose, emerging new housing concepts can be examined. One of the newest, the tiny house lifestyle, has been the subject of this thesis and has been examined to observe opportunities it provides as an alternative way of life.

2.1. Definition of Movement and Tiny House as a Movement

A city is an economic, political, social, and cultural hub with a significant population and formally defined boundaries. Residents of a city have a mutual spatial relation with the physical environment that directly influences and shapes the lifestyles of people. According to this connection, cities and the people living in urban areas are in a continuous cycle of interaction and change. When this change is organized by a group of people to achieve a goal for a specific purpose, it is defined as a social movement (Scott and Marshall, 2009). The purpose of these actions can be socio-political or economic according to their motivations and needs of the residents.

Castells (1983, p.319) defines three main goals that a movement needs to have in order to exist: to improve collective consumption, to form a community and cultural identity, and political self-management (Schneider, 2017). To summarize these three conditions briefly, a movement must first be conscious of its purpose, then it must have reached the necessary authorities and the society, and even formed a community, and most importantly, it must be under its own self-management and outside the influence of any party. As the first goal, tiny house as a concept aims to refine collective consumption by downsizing to foundational necessities to sustain a preferred lifestyle. As the second goal, to form a community and cultural identity; the users come together and generate new social relations, habits and form communities. As the third goal, to have self-management and political independence; tiny houses ensure that their organizations are recognized by official institutions.

In order to live legally in a tiny house, the government plays an important role as there are many legislative issues that have to be dealt with. For this, the movement and its organization recognize their mission to inform the national government as well as local municipalities about the Tiny House Movement (Schneider, 2017).

In accordance with these explanations, the tiny house lifestyle complies with all the features that requires to be a movement, and seen as an urban social movement that has gained importance in a short span of time. As it is stated by Schenider (2017), societal trends, responses by the media and experts, citizens and governments with overall professional structure shows that this movement is more

than just the hype of a small group of people. Also, the identifications given above support that this is a spreading movement not a temporary hype.

2.2. Definition and Limitation of Tiny House

Even though there are no clear definitions and boundaries for the concept of tiny house, which is still developing, the main characteristics that determine a tiny house is their size. As Moodie (2019) discussed before these kinds of houses are easy to pick out of the crowd, but are difficult to narrow down into categorical traits. Their main identifier is them being tiny.

There are different measurements given in many various sources. This is mainly because a tiny house can be built on both a wheeled trailer and a foundation. For this reason, the dimensions vary according to the needs of the user, on the basis of the rules of the highways in case of mobility and the legal building codes of the region for the infrastructure sources. However, ICC (2020) sorts out the tiny houses can be categorized as the dwellings are 400 square feet (37 m²) or less.



Figure 1. Tiny house on foundation

Tiny houses can be built on a wheeled trailer (Tiny House on Wheels, THOW). Since THOW's are transported via roads, there are limitations regarding their width in order not to hinder the traffic. Although there is no clear regulation information about THOWs, the rules used by caravans for highways are also valid for a THOW.

There are many studies focusing on the length of the THOW's (see also Şengül, 2019; Gürtekin, 2011), width of the THOW's (see also Şengül, 2019; Tuncel, 2007), and height of the THOW's (see also Şengül, 2019 ; Gürtekin, 2011). As the studies clarify, the length limit of caravans is 800 cm for trailer caravans and 1160 cm for motor-caravans. According to the rules of highways, the width of the caravan should be a maximum of 250 cm. These standards are accepted as valid in Turkey as well as in Europe. The heights of mobile homes are also determined by taking into account highway bridge crossings. In Turkey, this height is 420 cm. As in caravans, it is preferred not to exceed 335 cm in case of a tipping problem.



Figure 2. Tiny house on wheels

The International Code Council (ICC) publishes building codes that promote safety and fire prevention in commercial, public and residential buildings, used throughout the United States, including sanctioned by several federal agencies. In

2018, ICC published “Appendix Q - Tiny houses” including building code requirements and an official definition of a tiny house on foundation. Even though there are no clear regulations for the THOWs and detailed design choices as materials, this appendix clarifies some of the official regulations of a tiny house. For the detailed information the 2018 International Residential Code (IRC), Appendix Q Tiny Houses is given in the appendixes.

As it can be understood from the information above, only the square metre requirement is given as the distinguishing characteristic for the tiny house, but most of the codes for a small place to be counted as a living space are related to the interior. However, as mentioned, interior detailing and legal restrictions in different regions are excluded from this research.

Considering that there are tiny houses that have the feature of being mobile, the question that often comes to mind is what is the difference between a tiny house on wheels and other mobile structures. The difference between them is mainly either the aesthetics in physical shape or the quality of materials (Borzog and Miller 2014). Generally mobile homes or caravans are used for temporary purposes and mass produced. This is why they are structures far from the comfort and quality of home.

2.3. Establishing the Identity of Tiny House

The journey of housing started as constructing renewable and temporary huts and portable tents leading to simple structures utilizing locally available resources. External factors such as climate, current weather conditions, wildlife, potential dangers, topography and even number of people generated new forms and new solutions to this basic need. Through the ages, the definition of housing evolved with new sociocultural inputs and financial interventions. Today, the understanding of a house refers to a residential structure that would range from a rudimentary hut to a complex structure, in any size, any form and even be a part of other urban functional bodies.

One of the concepts that emerged in the light of this change is the tiny house lifestyle, which is a typology (and notion) associated with minimal and sustainable living. As stated, small houses have been frequently encountered in different forms, sizes and names throughout history. These structures have changed over time and provided a spatial origin to the Tiny Houses. There are influential people actively introducing this lifestyle which is defined as the tiny house lifestyle today.

Thoreau's publication of "Walden" (1854) is pointed out as the main source of the tiny house typology in academic literature. They argue that the one-bedroom houses of the workers, which Thoreau describes with a desire to connect with nature, lead some people to find and prioritize the important things in their lives and promote small houses. Many others accredit Jay Shafer with pioneering this lifestyle because he built his first tiny house on wheels in Iowa in 1999 and the same year wrote an article about living small while living there for five years (Wilkinson, 2011; Kostoff, 2016). Jay Shafer is not the only source of this idea. He is actually credited as one of the people who popularized this idea because the Tumbleweed Tiny House Company, the first tiny house design-and-build company he founded in 1999, built many tiny houses while this trend was just taking shape. Around the same time, Sarah Susanka, in her book "Not So Big House", in 1998, argued against McMansions, which was taking root in suburban communities in the United States. She argued that smaller, well-designed spaces could allow households to meet all their needs in a more resourceful and sustainable way. Although she does not specifically mention tiny houses in her book, she became one of the names that contributed to the ideas of emphasizing the importance of small houses (Borzog and Miller, 2014; Kostoff, 2016).

One of the earliest sources of inspiration is the book "Shelter", written by Loyd Kahn and Bob Easton, was published in 1973 and further popularized the notion of living in a small area. The book included local building techniques and tiny house ideas from all around the world, even the most isolated regions (Home Stratosphere, 2022). In 1979, Jane Lidsz wrote the book "Rolling Homes: Handmade Houses on Wheels" which showcases handmade mobile homes that provide an alternative aesthetic to caravans and motor-homes. Although examples are buses or mobile vehicles that have been converted into living spaces, it can be shown as the oldest source that refers to small and mobile living spaces. Another early publication is "Tiny Houses: Or How to Get Away From It All", a book of photographs and drawings of projects including a 56-square-foot cottage constructed on a raft and a 192-square-foot prefab house, published in 1987 by an architect named Lester Walker. The book features Provincetown's dune shacks, German farmers' weekend homes in Texas built in the late nineteenth century that were 200 square feet, and earthquake survivors' homes in San Francisco built in 1906 that were 140 square feet (Kostoff, 2016; Şengül, 2019).

The popularity and awareness of the tiny houses increased since the late 1980s and tiny house living spaces have begun to form in many different areas (Olsson, 2020 ; Schneider, 2017; Mutter, 2013). After the 1980's collapse in the housing market in America, many houses were lost, mortgages could not be paid and the problem of homelessness emerged. While tiny houses had been around for a few years already, the housing crisis in 2008 and the economic recession following the succeeding period, people turned to alternative housing and with the tiny house option, they both became homeowners and continued to maintain their economic power for a quality life (Schneider, 2017; Olsson, 2020).

An important event in the history of the tiny house typology is the legalization of Accessible Dwelling Units as a small living concept. In Portland, Oregon changed its housing laws in 1997 so that homeowners could construct Accessible Dwelling Units (ADUs) on their properties without obtaining a special permit as long as the ADU complied with the regulations. In addition to easing laws and limits on ADUs, Portland gave homeowners financial incentives to construct them. As a result, Portland rose to the top of the list of ADU-friendly cities in the nation. (International Housing Concepts Inc, 2020).

Tiny house proponents have launched new design and construction companies, becoming more visible by increasingly appearing on TV shows, also authored blogs and books promoting the advantages of their lifestyle over the following several years, all of which helped spread the word about the benefits and potential of tiny living. Meanwhile, the tiny houses as an emerging architectural subject have been frequently mentioned in the last decades in alternative written and visual sources such as newspapers, social media, and online streaming channels. One of the common agendas among these sources is highlighting people's motivations and confronted challenges.

When the US subprime mortgage crisis hit in 2008, foreclosure filings soared to more than 81%, which was a 225% increase from the previous year. There was a rise in popularity for downsizing and relocating to smaller, even tiny, residences. Tiny houses were constructed in an increasing number of locations at that period and a few years prior thanks to campaign activity that supported more changes in zoning rules and housing policy. Tiny house communities and potential began to appear across the nation in the following few years. The Caravan Tiny House Hotel launched in Portland, Oregon, in 2013, becoming the country's first of its kind. Tiny

House Nation on the FYI Channel and Tiny House Hunters on the HGTV Channel made their debuts the following year. Additionally, Spur in Texas declared itself the first small-home-friendly municipality in the US in 2014, providing tiny house inhabitants hundreds of vacant sites and a liberal zoning ordinance. The American Small Home Association was also established in 2015 with the goal of promoting the tiny house as a practical, socially acceptable living choice for a range of individuals. A tiny house-specific appendix to the 2018 International Residential Code (IRC) was released by the International Code Council (ICC). This modification made it possible for residents to get a Certificate of Occupancy for their tiny houses as long as they were constructed in accordance with the rules of the established code. This appendix removed significant barriers in the effort to legalize tiny homes and their construction. As mentioned by (International Housing Concepts Inc, 2020), although the interest has increased especially in the last 20 years, tiny houses have an older and longer history.

Although many tiny house owners choose to build their own houses or live in isolated areas, there is a lot of interest in tiny house villages (Mutter, 2013). The main reasons for this are the sense of unity, process support, common space opportunities for basic needs, etc. displayable. The number of companies who produce tiny houses are rising everyday and some of them are now working on tiny house villages (Şengül, 2019; Evans, 2020). In many tiny house villages, apart from those who live permanently, there are people who park in rental lands and stay periodically, or those who use the tiny house rental option to try this lifestyle. The main commonality of tiny home villages is to create hiking trails, fire pits, individual garden areas, and outdoor activities such as picnics. Some of these villages also offer social facilities such as dry cleaning for the users. For example as mentioned in the (Carrick, 2022), in Cottage Estates, located on an RV resort that sits on one of Lake Michigan's bays, there are also amenities including a pool, spa, clubhouse and fitness centre. The expansive Lake Walk Tiny Home Community on the shore of Lake Cunningham in South Carolina features a number of attractive facilities, such as nature paths and community gardens, in addition to the lake. Another extremely equipped village, Ohio's first tiny house village Cedar Springs Tiny Village is just a short walk to Natural Spring Resort, which offers a pool, beach, fishing, and even scuba diving. Old RV park Orlando Lakefront in Florida, which dates back to the 1950s, was recently revamped to include 40 tiny houses on wheels (Carrick, 2022).

On the Oregon coast, Tiny Tranquillity, which started operating in 2018, provides site leasing agreements as short as one month for tiny-house owners who are ready to move on, as well as long-term lease arrangements for those who want to stay permanently. The entire community of Little River Escape, located on Lookout Mountain in Georgia's northwest, is made up of tiny homes. Ed Watters, who just built a retirement home in neighbouring Rome, Georgia while was looking into further downsizing possibilities for individuals when they retired and founded Little River Escape (Thorsby, 2019). As an example from Europe, in September 2019 in France, the Ty Village opened its door (Tiny Simple Life, 2019). Northern Ireland also has a small but growing community of tiny house owners, although the planning rules do not specifically accommodate tiny houses (McNamee, 2019). The first tiny house street in the Netherlands officially opened in June after Mill Home finished building their first street of the tiny homes in Friesland, 2017 (Schneider, 2017). Four small homes make up the Boneyard Community in Washington, DC, which also has a shared area with a community garden and storage. In Toronto, there is a comparable situation where a street is completely lined with homes that are less than 500 square feet. These communities may be able to fill a valuable niche for small homes since they may offer added advantages including common spaces, support for design and construction, and other benefits (Mutter, 2013).

2.4. Awareness About Tiny House Lifestyle

Without a solid foundation, community, and connection to the people, a movement has less chance of survival and development (Schneider, 2017; Also see Castells, 1983). The essence of social movements is the sharing of people who meet on a common ground, and today the platform where sharing is most active is social media. The most important part of the movement network is to be committed to sharing. In addition to radio and television, which are press releases, the increasing number of social media and internet channels provide support in raising awareness and reaching large masses. These platforms, which are focused on information transfer, include various visual resources, written texts, commercials, social media, radio programs, events and a variety of well-established organizations.

Tiny House lifestyle is not just a temporary hype, it is a movement that grows and develops with the participation of people, the spread of social media and the reaction of governments. The awareness has increased with festivals, conferences,

workshops and television programs, and as the mass it spread has grown, these organizations and communities have also increased and this cycle has continued and supported the growth of the movement.

Baker and Neske (2015) conducted an online survey with a small population of homeowners (n= 213) within the northeast, additionally participation from long-distance individuals within the US. The responses gave insight into the popularity of the tiny houses among the public and their personal opinions on whether they were livable. Almost all of those surveyed claimed to be already aware of the tiny house typology. Many became aware of the structures through television, magazines or the Internet. The study demonstrated that at least 50% of the participants identified tiny house living as a positive move. Others stated either the size of the family or the spatial limits would be a negative input.

According to Kostoff (2016), if we count all the entries within the United States, there are 136 people who are listed as conducting their lives in tiny houses in which 114 of these people are listed as currently building their houses. Also 319 people are interested in building or still in the planning stage but there are still people who choose to keep their location private and people that have not posted their situation to the website. In addition if we take a look at the European Continent we can see tiny house examples in Germany too. As it was stated in the article written by Holtschneider (2021) the first tiny house settlement in Mehlmeisel in the Fichtelgebirge region has been in use since 2017 and nearly 39 people are conducting their lives there. But it is because the area for tiny houses are being created in other regions too such as large cities like Dortmund the demand for tiny houses may increase in the future.

The world is connected to a communication network full of multicultural content that is constantly changing. As it is an expanding movement, the user base is expected to grow and take shape all over the world as well as the numbers in the communication platforms, which have an effect on the spread and growth of the tiny house movement and increase awareness, are divided into five categories in this thesis: (1) social channels, (2) gaming platforms, (3) visual sources, (4) written sources and publications, and (5) organizations.

2.4.1. Social Channels

Social channels are the most basic information sharing centers where ideas and innovations are introduced and disseminated. Many concepts have the opportunity to spread to wider masses through social platforms. Today, tiny houses have started to be heard on many social media platforms. Each company's own promotion page, as well as some important social networking platforms, had a huge impact on the recognition and spread of this lifestyle.

One of the oldest social sharing platforms, Facebook is an application that has been used since 2004-2005 and allows people around the world to communicate. Users can share notes, status updates, photos, videos, etc. to communicate with their friends. After the “like” feature was added in 2009, this concept has become the most important feature of today's popular culture and social media platforms. Thus, the support, likes and comments of the people can also be analyzed. Today, Facebook has gone beyond its features such as communication, photo/video sharing, information transfer, and has become a fully social platform where people form meaningful communities, show solidarity in times of crisis, and support social responsibility projects. In these periods, Facebook has become the focus of not only individual users, but also advertisers and companies that want to increase their brand value. In fact, Facebook has launched the Facebook For Business infrastructure for brands. As of May 2007 with the Facebook Marketplace application; Facebook created a market environment for items for sale, rental/sales house, jobs and others, and allowed users to shop with each other. (Koçoğlu, 2018). “Tiny House” is a Facebook page with an interior design studio concept, which is currently followed by 166K people and liked by 148K people. It actively shares tiny house images and inspires people. “Tiny House and Small Space Living”, an active public group that posts up to 10 posts a day, currently has 201B members. Its contents include tiny house and container house images and stories from its members. Similarly, another active public group that shares up to 10 posts a day is “Tiny House Marketplace”, which has 348B members, includes listings by owners, buying requests and industry news. “Tiny House Design”, a public group with 107B members and an average of 9 posts per week, aims to show others their tiny house designs to inspire them to build their dream house. Also to learn about living in a tiny house within a community, there is another public group with 82B members and an average of 7 posts per day, “Tiny House Community”.

Instagram is a free photo and video sharing application on social media. Users can follow each other, filter the content they want to see, and communicate with other users. Instagram is one of the most popular platforms for the tiny house movement with many post concepts: such as companies producing tiny houses, accommodation places that adopt tiny house lifestyles in tourism, design proposal pages, sharings of tiny house owners and introductory tours of influencers. Currently, the hashtag #tinyhouse has been used in approximately 2.9B posts, and the hashtag #tinyhousemovement in 67K posts. Many communities such as “Tumbleweed Tiny House Company” (@tumbleweedhouses) and “Preservation Tiny House Company” (@preservationtinyhousecompany) have their own Instagram pages that they have for increasing interaction among their members. Many companies transmit their advertisements on Instagram instead of television and make their promotions with influencer agreements. They highlight and advertise their already existing pages in order to bring out them to people who like posts on the subject. In addition, companies share product images, models, interviews with customers and design suggestions on their pages. As the number of likes and followers increase, they become more reliable and preferred companies for people using social media. In addition to the visuals, contents and campaigns of tiny house residences, the hotel management companies in the tourism corner of this typology, sometimes organize raffles and increase their potential customers. Also, there are social accounts that only share inspirational pictures. Here, images from followers or on the internet are shared and a visual effect is presented. For example, @tinyhousefolk with 73B followers creates a tiny community that offers inspirational images to tiny house lovers, and @beautytinyhouse with 92B followers similarly shares tiny house images of different designs. Besides, some of the people who have adopted this lifestyle share their experiences and processes in order to support and inspire potential people in this new lifestyle. For example, @tinyhouse.irgendwieanders account is used as a page where a couple with tiny house lifestyle regularly share their lives and tiny house visuals. Influencers are people who actively use social media, reach thousands or even millions of people with their shares, and influence them by sharing different products and services with their followers. Among them, there are also people who are interested in this lifestyle, even if they do not own a Tiny house, or choose its concept as such.

Another well-known social media platform is Twitter. Twitter is a micro-blogging and social networking service where users post messages known as "tweets" and interact with each other. Tweets can consist of texts and visual content within the text limit. As in other applications, the tiny house lifestyle actively manifests itself on this platform as well. Similarly, inspiration pages publish many tiny house images and share them with interested ones. For example, two pages named "Tiny House Blog" (@tinyhouseblog) and "Tiny House Design" (@TinyHouseDesign) share tiny house images, practical information and stories with their 23K followers. Companies can spread their product models, production processes or advertisements with visual and textual content, and users can share their experiences in the same way.

2.4.2. Gaming Platforms

"Games, as a form of social relationship, have been one of the means of reproduction of cultural, economic and political relations in every period" (Ankaraligil and Kartal, 2013). Today, with the increasing technological developments, games have been transferred from the physical environment to the virtual environment and are closely related to our lives. In her thesis, Melanie Olsson (2020) mentioned that game developer EA Games has released an add-on called "The Sims 4: Tiny Living Things Pack" for The Sims in January 2020, one of the best-selling video games of all time, which has been developing and growing for years. The Sims is a life simulation video game. The game deals with the lives of virtual people, called Sims, created by the players, in a fictional neighbourhood. During the game, it is also possible to design the houses where Sims live outside of their control of their careers, daily lives and relationships. In addition to interior decoration, the tiny house feature was added to the houses, which can be designed to be built architecturally, with this latest add-on package, and the awareness of the tiny house typology was increased.

Metaverse is the concept of a persistent, online, 3D world that combines multiple virtual worlds, a hypothetical iteration of virtual reality technology as an enhancement. Brands and companies have rushed to Roblox as a means to join in on the movement with a prepared audience eager to embrace them because the rest of the digital industry has jumped on the metaverse trend. Roblox which is an early entrant to the metaverse, an online gaming platform and game creation system

founded in 2004 and released in 2006 by David Baszucki and Erik Cassel. After registering with Roblox, you have two options: playing and creating games. Once you sign up, you get unlimited access to both modes and you can choose between never ending and ever-evolving games in a variety of categories, from murder mysteries to sports or fighting games. With this platform, you can play an unlimited number of games for free, create and share new game creations, and befriend, team up and even chat with other users. BuilderTown, a Roblox game developed by Red Wing, unites virtual and actual builders so that players can obtain direct advice from qualified experts on how to create livable tiny homes. By building houses for those in need, members of the Roblox community may use the Red Wing BuilderTown experience to influence good change in the real world. Red Wing will donate to Settled, a charity that builds tiny homes for the homeless, for each virtual tiny home built within Roblox. As more virtual houses are constructed, more actual homes will follow to aid (Macdonald, 2012 ; Draffen, 2012).

2.4.3. Visual Sources

Visual sources are representations that aid in our visual comprehension. The visual resources mentioned in this thesis contribute to the awareness of the tiny house lifestyle including videos and documentaries.

There are many series and documentaries about the tiny houses on many broadcasting platforms such as Netflix and Amazon Prime, whose popularity is increasing day by day. Amazon Prime is a paid subscription program from Amazon that gives users access to additional services such as express delivery, priority, music and video streaming that are not available to regular Amazon customers. Netflix, Inc. is a technology and media services provider and production company whose core business is providing a paid subscription video streaming service. Netflix started to air “Tiny House Nation”, a reality series about tiny houses in 2019 (Olsson, 2020). Tiny House Nation is a Netflix original series showcasing small spaces and the creative people living in them and helping new families design and build their own mini-dreams since 2014. In its episodes, renovation experts John Weisbarth and Zack Giffin travel across America to showcase ingenious small spaces and the creative people who live in them, as well as help new families design and build their own mini-dream. This example shows the support of a national broadcasting platform such as Netflix to the tiny house lifestyle and increases the awareness.

“Tiny House Hunters” is another production that was released in 2014, allowing you to witness the decision processes of people looking for a house to choose one of the three small houses offered to them, and then to join the tiny house lifestyle or to continue living in large areas instead of the chosen house. In the same year, the production called “Tiny House, Big Living”, contained the process from people who want to build their houses with an average size of 180 square feet to meet with potential builders and decide to build with them or on their own, until the construction of the house is completed (Hgtv.com, 2019). “Tiny House World” is another series that premiered in 2015, each episode about a future homeowner who wants to find the ideal mini-house of their dreams in a wide variety of places such as Paris, France, Sydney and Dublin within their budget. In 2019, a series called “Terrific Tiny Homes” was published and aimed to reveal the possibilities of tiny dwellings (Primevideo.com, 2000). In addition, “Tiny House Nation”, the last episode of which was published in 2019, continues as a revisit and review of some of the most popular buildings in 2022 under the title of “Tiny House Nation: Back to the Build”.

Moreover, there are various documentaries that illustrate the tiny house lifestyle . For example “Living Small: A Tiny House Documentary” is directed by Stephen Hewitt and released in 2014, showing the lives of tiny house movement forefronts as they explore the world of THM. Moreover, the documentary “Small Is Beautiful: A Tiny House Documentary” was directed by Jeremy Beasley and released in 2015. Diving into the lives of four people who built their own tiny house, the documentary shows us the doubts and challenges these four people faced. “TINY: A Story About Living Small” is another example, was released on March 9, 2013, and was filmed in the USA. The documentary is directed by both Both Christopher Smith and Merete Mueller. Similarly to the other documentaries, the film shows the lives of two young couples who aim to downsize their lifestyles.

Besides, YouTube is another platform with promotional and/or advertising videos of many organizations, interviews with company owners, vlogs of users and experiences of influencers etc. Two documentary examples, “We the Tiny House People” and “Tiny: A Story about Living Small” , were respectively released in 2012 and 2013, (Kostoff, 2016) and can be found on YouTube. “One of the most popular videos on Youtube has been viewed 27 million times, Living Big In a Tiny House 2019” (Olsson, 2020). Even some channels on Youtube share a lot of content about

tiny houses, there are some specific channels sharing only about tiny house lifestyle, design or building phases. One of them is the “Tiny House Expedition”, with more than two hundred thousand subscribers, sharing new tiny house tours weekly. Those tours include the renovation process, design analysis, legal clues and lifestyle tricks. “Mooble House Tiny House” is a new channel, with more than a thousand subscribers, that is sharing videos about tiny houses which their own company produced. Another channel is “Tiny House Giant Journey”, with more than a thousand million subscribers, which shares alternative dwellings, lifestyle videos, also unique and tiny vacation rentals.

2.4.4. Written Sources and Publications

Many of the written sources such as researches, theses and articles related to the subject are used as sources in this thesis and are mentioned in the references section. The history of the majority of these sources starts from the 1800s, because in the previous history, the attention was more on huge and large structures. With the support of the economic crisis and the developing concepts such as 'sustainability' and 'minimalism', the orientation towards small houses and effective designs has increased and publications have begun to be written in this field. There are also online blogs, online journals and e-books in addition to books, magazines and other publications about tiny houses. Tiny house lifestyle has a variety of websites that keep up a blog with their experiences by communities. Those blogs are characterized by personal stories of people with tiny houses and tiny living styles and new initiative descriptions.

As mentioned in chapter 2.3 Establishing the Identity of Tiny Houses, there are major books that influenced the foundation of this movement. These examples, starting from the 1800s and extending to the present, originally talked about the small lifestyle and discussed the efficient use of space, its adequacy and its effectiveness in terms of design. This lifestyle, which made its name in the following years, was discussed in many books, with examples of construction and design proposals and construction instructions. To list some of these examples chronologically, the first is “The Small House Book” by Jay Shafer, written in 2009, discusses the legality, design principles, materials, lifestyle, economics and ideology of choosing to live in a small house. Another example is “Tiny House Design & Construction Guide: Your Guide to Building a Mortgage Free, Environmentally

Sustainable Home” by Dan Louche, written in 2012, introducing the basics of construction while teaching tiny house tricks with many pictures. In the same year, Lloyd Kahn wrote the “Tiny Homes: Simple Shelter: Scaling Back in the 21st Century”, a highly detailed book on the construction, ideas, and fundamental concepts behind tiny houses. Later on, in 2014 Ryan Mitchell wrote “Tiny House Living: Ideas For Building and Living Well In Less Than 400 Square Feet” to guide people if they want to buy or build their own tiny houses. Then, Brent Heavener published “Tiny House: Live Small, Dream Big” in 2019 to share inspiration filled with photographs of the smallest abodes. One of the latest books is “The Tiny House Handbook” by Charles Wing written in 2020, gives legalities of owning a tiny house, size and layouts, construction tips and pricing (Goodreads, 2022).

While some tiny house companies and organizations publish brochures that detail the construction phase or design, some tiny house users share their experiences with people by writing a book or blog. Kent Griswold have been publishing the “Tiny House Blog” since 2007 and the Tiny House Magazine since 2013 which aims to inform its readers about many topics such as tiny houses of different styles and examples, sharings of people with experience, festivals, workshops and events (Tiny House Magazine, n.d.). Likewise, Dan Louche built his first tiny house for his mother in 2009, founded Tiny House Builders in response to the positive feedback he got following his personal experience. He seeks to help those who are interested in the issue by detailing all of the building processes of a tiny house in depth in his book “Tiny House Design & Construction Guide”, which was released in 2014 (Şengül, 2019).

Molly Kostoff analyzed both the awareness of the movement and its development in the academic field by examining the use of “tiny house” in academic articles. The rising popularity of tiny houses was verified after conducting a LexisNexis Academic search for the amount of newspaper articles associated with the terms "Tiny Houses" or “Tiny Homes”. While 20 years ago the term “tiny house” was used less in articles, today many more people have an opinion on the subject (Kostoff, 2016).

2.4.5. Organizations

People with a common understanding of life begin to create communities in order to share their experiences and socialize. The tiny house movement has associations for tiny house owners and enthusiasts in every region in addition to tiny house production companies' own communication networks. Apart from the general organizations that represent and defend the tiny house typology, there are also small communities formed by the gathering of local people. Those communities are interested in keeping people informed about the developments in their regions. Tiny House Nederland foundation, The New Zealand Tiny House Association, The Australian Tiny House Association and Tiny House Rotterdam foundation can be given as examples.

Tiny House Nederland foundation is an active community staying in contact with governmental institutions concerned with the issue of tiny housing in the Netherlands. Early in 2017, the Tiny House Nederland foundation published a survey on their Facebook page to learn more about their main motivations and reasons for joining the community and considering living in a small house. A survey utilized for this study was posted online on the Facebook page and website of Tiny House Nederland and responded by 750 people (Schneider, 2017). Tiny House Academy, is a tiny house builders community within this lifestyle that is eager to teach the various architectural, engineering and construction skills needed to plan and build a tiny house. While the Tiny House Academy focuses on offering the expertise in building a tiny house, it seeks to promote self-build and aims to make the tiny living an acceptable form of life (Schneider, 2017). Small House Society has over 1800 members as of 2013, all of whom live in tiny houses. The idea is to develop a platform that encourages research development and use of smaller living spaces. The group now advocates for small-house concerns and publishes a free newsletter with updates (Mutter, 2013).

There are also some associations that are universally known. Tiny Home Industry Association (THIA) is a nonprofit organization whose aim is to advocate for regulatory reforms, promote industry best practices, and set building standards in order to expand the use of tiny homes as legal and permanent housing. As a trade association, it was founded in 2016. There are also American Tiny House Association (ATHA) and United Tiny House Association (UTHA) with similar missions. John and Fin Kernohan established the United Tiny House Association

(UTHA) on August 15, 2015, as a group for the advocacy and support of the tiny house movement and for people who are either living the tiny house dream, aspiring to begin their own tiny house journey, or who are merely curious about what all the excitement and commotion surrounding tiny houses and the tiny house lifestyle is about. The United Tiny House Association was founded just a few years ago, and as of December 1, 2021, it has more than 45K members, making it the largest tiny lifestyle support group in the whole world (UTHA, n.d.).

2.5. Tiny House User Profile

Tiny house is a lifestyle that appeals to many different segments of societies with different uses. Although they are used in areas such as rent-able houses, holiday hotels, offices and tourism centers with their popularity, they are actually permanent living spaces. This chapter documents the user profiles and the reasons for preference in order to understand whether Tiny House would tend to be a temporary stage in people's life or a permanent option.

Tiny house lifestyle would be a temporary choice of accommodation by providing residences for tourism centers and episodically rented houses for a variety of occasions, events and seasons. In this respect, a tiny house would be an investment that would be daily, weekly, monthly or annually consumed by customers. Apart from commercial means, a tiny house would be an affordable housing option for people that are seeking a temporary residence as a transitional stage in life until they acquire financial stability. However, a tiny house would be a voluntary choice of living. In some cases volumetric small houses can be used in ways other than primary dwellings. Tiny houses are viable options as a guest house, storage area or office in the garden for this purpose (Mutter, 2013)

As a permanent investment, the tiny house lifestyle would be an affordable option provided by the state, municipalities or foundations aiming to resolve homelessness (Evans, 2020). Although economic difficulties contribute to the preference of this lifestyle, the main reason is actually volunteerism. Interviews and surveys (Olsson, 2020) show that poverty forces people to live in spatially limited shelters that would barely sustain priorities of a healthy life, but on the contrary, the spatial features of a tiny house provides a healthy foundation.

New graduates, students, and single individuals under the age of 35, who are defined as young adults, adopt the tiny house lifestyle, sometimes temporarily or

permanently, as the definition of a living requires less with limited income (Olsson, 2020; Moodie, 2019; Schneider, 2017; Mutter, 2013). Even if the students cannot afford a standard house, they will be able to have a house after graduation for a little bit more money than they would have spent on rent while they were still in school if they choose to live in a tiny house. Students may be compelled to live on/near campus in some situations, furthermore since they can relocate their home once they graduate this lifestyle is advantageous for them. Because assuming they can find a place to put it, they can relocate their house according to where their potential job is. They generally own less stuff, in line with this tiny houses have limited storage space. Moreover, younger generations have more freedom from preconceptions and have more opportunities to try alternative lifestyles.

The use of tiny houses is considered quite appropriate for elderly people similarly to young adults (Kostoff, 2016; Mutter, 2013). For example, elderly people who want to be close to their families but do not want to give up their own free space can live in a tiny house on their family's land. This allows them to be wherever they want without compromising their independence. With this lifestyle, locating their homes in line with their needs allows them to be under the supervision of their families or a health institution in terms of security, and to be close to the needed institutions and provide easy and fast transportation. Tiny houses are commonly customized to the requirements of its owners. By this way, elderly people can easily meet their needs in a smaller, practical and customized area with relevant safety and supervision measures. It is possible to create a small living space with only a single floor. When rounded edges and spacious transitions are provided in the design, easy-to-use and efficient spaces can be created for the elderly.

In the following chapters, the reasons for people to prefer tiny houses will be explained in depth. The decrease in the value in kind and the increase in the importance of sentimental values are also the leading reasons for this lifestyle (Wilkinson, 2011). That is why, people who voluntarily want to live more minimally, more environmentally friendly and sometimes mobile also adopt the tiny house lifestyle. In summary, the most important feature of the tiny house lifestyle is a voluntary preference of living small. Thus, residents tend towards this lifestyle based on their own individual motivations, regardless of economic conditions, family size, cultures, age and social pressures.

2.6. Preference Reasons

In order to determine the future of this movement, it is essential to examine the past and current motivations of people that led to this lifestyle and the challenges that drive away potential users. Preferences would be categorized as: community, finance, simplicity and minimalism, mobility and freedom, and design and customization; while challenges would be categorized as: legal restrictions, finance, social perception, placement & transportation, and design & practicality.

2.6.1. Motivations

In this thesis, the factors that have a positive influence on people's preference for the tiny house lifestyle are called motivations. Due to the fact that the level of impact, value or necessity of these drivers on people would differ, their importance can also change. As a form of housing, tiny houses offer a lot of potential in dealing with contemporary housing problems, balancing their negative effects and highlighting their positive effects (Olsson, 2020). Tiny house is an affordable and accessible housing option for those in need for a temporary shelter, or those with financial difficulties. Lifestyle accompanied with a tiny house provides a variety of opportunities to consume less by decreasing the amount of resources needed. They need less materials to construct, heat and cool, as well as less space to keep clean. This new financial mapping would be an opportunity to revise and reschedule new social activities, experiences and arbitrary expenditures or future investments. Simply, there appears to be more time and money for an individual while living small. Thus, the consumption preferences of the users would change on an environmental basis which translates to a positive influence on ecology (Schneider, 2017; Olsson, 2020). Sustainable practices are utilised to contribute to the environment and decrease negative impacts on nature in addition to reducing waste. By including recycled and reclaimed materials, sustainability can go beyond waste savings (Mutter, 2013). Although a tiny house consumes less than an average sized house, the positive impact on the environment increases with the amount of tiny house available (Mutter, 2013). More units entering the land will increase the effect in a limited area. Because of its low footprint, more tiny houses can fit on a given plot of land than an average-sized house.

Considering these opportunities, the motivations to choose the tiny house lifestyle will be demonstrated with the following categories. In the next chapters,

motivations are explained according to the personal categorization of the author from the literature in six categories: community, finance, simplicity & minimalism, mobility & freedom, sustainability & environmentalism and design & customization.

2.6.1.1. Community

The tiny house lifestyle is a movement that provides opportunities to live together with others who share similar lifestyles. Owning a tiny house is a choice and gains acknowledgement by being experienced in various mediums. This communication may not always be physical, sometimes a variety of support would be provided, albeit only through social media platforms. Schneider (2017) and Castells (1983) explains how the citizens take action in order to find a solution to their problems such as accessibility to housing, mediating prices and mortgages in cities. According to them, tiny house movement is connecting the physical perimeter of the city to the urban facilities and communicating through new attraction points in nature. Such experiences would alter the perception of time and space for the potential inhabitants by revising the understanding of distance to the urban core and conventional expectations from a city.

The benefits of forming a community can be categorized in three mutual aid phases. The first phase is the information gathering process which begins before the purchase or construction of the house. Knowing the experiences of the tiny house owners, the difficulties they face and the change in their lifestyles would help people to inform them about the procedures and execution. Afterwards, they get support in finding the right house for them based on these experiences. Those who want to build their own house can receive information and support from many organizations or workshops. Support in this process will increase commitment and sense of belonging to the community.

The second phase is about the construction process. Tiny houses are usually built independently of each other and communities, however, locations with a majority of tiny houses are preferred when building. This, in turn, allows the increase of tiny house neighborhoods or collective parking areas, and paves the way for the formation of common facilities and thus the social and communal spread. Tiny houses vary in size and facility depending on the requirements of the environment and the user. Sometimes the resources of the house may be insufficient to meet the needs of the user and the person may need a secondary space.

The third phase is the post-arrival period in which people need a community to find a collective solution. For example, small houses may not have a washing machine or it may be very small and the user may need laundry. Likewise, a secondary facility may be required for many other needs. Due to this need, independent facilities are established in tiny house villages or collective parking areas. Thus, independent users are gathered together for common purposes and a community network is formed creating a natural interaction between landlords and tenants. Living in tiny house communities that share a plot with others is also a factor that greatly increases social interaction and possibly their sense of community (Moodie, 2019 & Olsson, 2020; Mutter, 2013).

2.6.1.2. Finance

Finding an affordable house is a challenge for people with low income. With the decrease in fiscal power it is more difficult to become a house owner and have the economic competence to meet social needs at the same time. Additionally, people want to spend their time and money on experiences that will bring them joy, not years of housing payments (Schneider, 2017; Carlin, 2014; Mutter, 2013). Therefore, lifestyles with low living costs are attractive to people and they seek a lifestyle that is debt-free and stress-free that offers the economic power to devote to wants and desires.

Anything that makes a city relatively more attractive draws population from other places, which puts upward pressure on house prices, which in turn translates into higher land prices. Faced with a higher price per unit area of land, developers opt to build with a greater capital-to-land ratio. Faced with a higher price per unit area of floor space, residents opt for smaller residences. With people living in smaller dwellings in taller buildings, density increases. In this sense, density is a consequence of urban evolution (Duranton & Puga, 2020).

Tiny House lifestyle, an alternating affordable housing option, requires low cost both during construction and living time (Olsson, 2020; Moodie, 2019; Kostoff, 2016). Tiny houses can be classified as the type of house which are more affordable

than the average sized houses. Even though their price per square foot can be more than than an average house, if we take all the cost overall we can see that they are more affordable in the sense of economical option due to its smaller size (Kostoff, 2016). That is why tiny houses give the opportunity to use various materials to the homeowners as quality options with the decrease of the material that is going to be used during the construction phase. In addition, many people produce their own tiny houses, such as DIY projects, with their own means and creativity. In this way, the cost of the house can be minimized.

Tiny houses offer an alternative solution to economic problems for many people not only during the construction, but also during the lifetime save budget for other demands with its smaller cycle of needs. It has less heating, cooling and electricity costs than a normal house, and these expenses can be further reduced by the house itself by providing environmental solutions. It is understood that not those who aim to reduce their economic expenses in this way, but those who want to manage their economy as they wish and who actually make such a conscious decision despite having other options, adapt to this lifestyle.

2.6.1.3. Simplicity & Minimalism

Minimalism can be defined as a philosophy to eliminate excesses in order to live a simple life focused on importance and value (Mangold and Zschau, 2019) Architect Sarah Susanka, one of the best-known pioneers of the Tiny House Movement, said, “Think quality over quantity. Comfort comes from small spaces and beautiful details.” (Susanka, 2008, p.11). Although minimalism is not a necessity of the tiny house lifestyle, they naturally support each other. The Tiny House Movement, while responding to the desire for a more economical and environmental life, is inspired by the minimalism by adopting the idea of simplification. The equivalent of minimalism in architecture and design can be defined as "going to the simplest, most economical and most functional result with the least material" (Kazmaoğlu, 2003) (Şengül, 2019). Tiny houses get support from minimalism as it adopts a lifestyle that restricts all kinds of unnecessary items, space and habits; however, living in a tiny house is not necessary to have a minimal lifestyle. Because minimalism is more than living in a small house, it is a mental perception of life.

In the living area, belongings and therefore the storage areas to accommodate them are obligatory, but in the tiny house life with small spaces, the items and

storage areas must be adapted and shaped according to each other, and most importantly, the amount of need. There is no place for trifles and frivolity in the life of a tiny house owner, and every purchase of items should be carefully measured for their utility and need. In these homes, it is essential for an owner to decide what is important to them and what can be sacrificed. Therefore, a minimal design of the house and simple life routine can be achieved, for the other necessities, tiny house residents can contact communities or facilities. Decluttering life creates an overall sense of happiness and freedom (Schneider, 2017).

According to the literature research, minimalism and simplicity are one of the major factors that motivate most of the participants in choosing the tiny house lifestyle. More than half of the participants stated that having a more minimal life motivates them in the study by Boeckermann et al. (2019). Moreover, in the study by Mangold and Zschau (2019) all participants stated that they want a smaller and simpler life. Almost half of the participants seek a more minimal and simple life in the study by Saxton (2019a). According to many participants of those researches, living a simpler life full of values rather than material things, devoting their time and energy to their desires and themselves is a big factor in their claim to live in a tiny house. While they stated that their awareness of themselves and their real needs increased rather than focusing on the items, they also realized that they actually have much more space and objects than needed. They added that living in a tiny house makes them more peaceful and self-conscious about their needs and themselves (Olsson, 2020). Literature research emphasizes individuals who act out of a purely economic need to live smaller, not being able to pay mortgages or rent, but from the desire to express themselves with a very minimalist lifestyle, turn to a simpler life when they have other options, and make a conscious decision in this direction.

2.6.1.4. Mobility & Freedom

One of the advantages of the tiny house lifestyle is mobility and freedom. Mobility can be defined as being portability from one place or a social situation to the other. In order to provide mobility with a residence, it must be transportable either by towing it with a vehicle or by placing a part of it on the vehicle; or a vehicle should be converted into a residence (Tuncel, 2007). Tiny houses can be built both on foundations or on a trailer. The basic feature of a tiny house on wheels from a tiny house built on foundation, is mobility opportunity except design restrictions.

The market value of a house might be affected by the proximity to public amenities more than the district location inside the city. The value of a fixed-location house is subject to ongoing external influences; but, by relocating the property, its value may also be preserved despite these influences.

Today, people have to change places frequently in their business life, and they do this by using time efficiently. In order to have the opportunity to work mobile, new generations have to live in a way that is suitable for constant relocation. For this reason, those who give importance to mobility in their lives, change locations and want to be free with their homes, free themselves from the restrictions of time, space and belongings and adopt the tiny house on wheels lifestyle (Şengül, 2019). Thus, individuals take more control of their lives by spending their time where and how they want, even if it means they want to be able to travel to new places frequently with their tiny houses or move more irregularly for longer periods of time (Olsson, 2020).

Mobility is deemed as one of the most important motivators to live in a tiny house according to the studies of Mutter (2013) as well as Carras (2019). Moreover, in the study by Boeckermann et al. (2019) more than half of the respondents defined the mobility and possibility to relocate a house as an important motivator.

2.6.1.5. Sustainability & Environmentalism

Reducing the size of the living house is not enough for environmentalism, sustainability and savings alone. Smart building techniques, recyclable materials and environmental designs systems should also be considered and implemented (Baker and Neske, 2015). Even though tiny houses can be constructed to connect to existing infrastructure, many tiny house builders are incorporating energy-efficient technologies that allow their tiny homes to live off the grid. There are many examples of these methods such as: incinerating toilets, rain catchment water store systems, solar roofs, etc (Borzog and Miller, 2014).

As the area to be applied gets smaller, it is more convenient to choose materials with the desired quality and properties, to apply different methods, and to reduce the use of resources at the same time, compared to an average-sized house. For the same reason, the amount of waste produced by the house is less during both the construction phase and the usage phase compared to larger sized houses. An average-sized house produces around four tons of garbage during its construction; in

contrast, the tiny house produces only a few hundred pounds of waste. The entire process of waste, which has an important role in the ecosystem of the house, should be planned inside the house. All wastes since they can be reusable, recyclable or storable, must have a space and life cycle according to its type (Moodie, 2019).

Another environmental benefit of living in a small house is the reduction in carbon emissions. Carbon emissions occur as a result of the use of electricity, natural gas and diesel at high rates. Halving the square metre of the house provides a 36% reduction in greenhouse gas emissions caused by the energy consumed (Şengül, 2019). Even though living in a smaller house reduces the energy consumed and the waste produced, the smart systems used increase sustainability; preferences must be more intense for a large environmental impact. All these benefits extend only to limited members of the population who choose to live in small dwellings, and the global impacts will increase as these number of users increase.

In a study by Saxton (2019a), less than half of respondents cited environmental concerns as motivation, while in Mangold and Zschau's (2019) study, about 20% of respondents cited environmental reasons. While other participants in this study referred to the environment and sustainability, they did not qualify it as a primary motivation. On the other hand, in their study Boeckermann et al. (2019) stated that environmental factors were a high motivation for half of the participants, but not for the other half (Olsson, 2020).

2.6.1.6. Design & Customization

Good design; can be described as original, ergonomic, functional, high quality, sustainable, aesthetic and at the same time harmless to the user and the environment (Şengül, 2019). In the case of a tiny house, the factors that determine good design are personalization, material selection and application, aesthetic reflection and efficient design. There is flexibility on these issues in tiny houses, as the area is small, as it is possible to be unique outside the standards and as it is an economic advantage. There are two ways to convey an economical process by including both with environmental methods and intended quality of materials with the desired design decisions and aesthetic touches.

Tiny houses contain minimalism, mobility and flexibility, as well as symbolizing and aesthetically reflecting one's lifestyle. The expectation of the user from the place may differ according to the income level, education level, profession,

interests, culture, family structure or age (Tuncel, 2007). Despite certain size limitations, the interior and exterior design of each tiny house reflects a completely different atmosphere. A space serves multiple functions and includes efficient storage or multitasking. Even though the design elements are formed by the necessities of residents, the visual aspects of the home are determined by their preferences and personal tastes. As it is stated by Olsson (2020) the motivation behind the building and designs does not necessarily mean that the resident has intention to build themselves a tiny house from scratch, also many of them might. While designing tiny houses, mostly personal space planning, design concept, colour and texture application are chosen; however, sometimes standard designs determined for mass production and sales can also be made. Using and designing a zone for a single function makes it difficult to evaluate a small space. Furnishing elements that can be folded and dismantled, enlarged and shrunk are useful as they provide storage and contain multi-function. In this way, it becomes easier to live in restricted areas. While considering flexibility and efficiency in these residences, the user needs and ergonomic design solutions have to be evaluated and aimed. While planning the volumes, the design might be made considering the dimensions of the human, the limits of movement, in short, the anthropometric values, taking into account all the actions to be performed inside. Because many measures such as the comfort of use of equipment in a space and the distance between zones are determined by utilizing anthropometry (Şengül, 2019).

Tiny houses can be built on the foundation or sometimes it can be used mobile by placing it on a trailer. In such cases, since the mobility will increase, space analysis might be done by using light, flexible and movable elements that can be easily transported in mobile spaces (Tuncel, 2007). For example, in a typical house, drywall cladding is generally used for interior wall material, while wooden panels or metal sheets are preferred as separator elements in mobile structures (Şengül, 2019). "For some, the possibility to design and create their own home was one of the primary reasons that they went tiny in the first place" (Mutter 2013). To get the most out of a small space, it's important for residents to be active in the design process of their tiny house, whether they built it themselves or not; so they can do the home repairs themselves and fix the problems. Because specific rare materials and methods can be used in such special areas.

2.6.2. Challenges

Tiny House as an autonomous and multi dimensional context might cause recognizable challenges. These struggles might negatively influence the perception and preference of the potential users. Of course, people would be affected differently by confronting similar conditions which changes their reaction or adaptation behaviour. Even though tiny houses have been stated to be more affordable than a regular sized house, they still require a sizable initial investment including loans or mortgages (Olsson, 2020). Since the local rules are insufficient to define and legalize the tiny house and there is not enough information about this lifestyle, people approach with prejudice and the potential user profile is limited (Schneider, 2017). This lack of knowledge manifests itself in many other areas, such as house selection, design process, construction requirements and living conditions (Olsson, 2020).

Land use and transportation are a few of the major difficulties to address due to the overall costs and landowners' potentially prejudiced opinions (Olsson, 2020). It is necessary to find a land where the house will be relocated and to be able to adapt to the conditions of the place; such as climate and living requirements. As another challenge, design solutions and spatial features of the house require more awareness since clever and efficient use of space is crucial (Mutter, 2013). Transportation, construction, finance or social interaction would not be equally problematic for all the potential users, however, multiple parties would be concerned to provide a better understanding to this lifestyle and everything that comes with it. In the next chapters, challenges are explained according to the personal categorization of the author from the literature in five categories: legal restrictions, finance, social perception, placement & transportation, and design & practicality.

2.6.2.1. Legal Restrictions

The legal challenges would be accepted as the first challenge in the book that include all restrictions and problems related to laws, codes, regulations and policies that impact tiny house residents. Zoning, land use, and local laws are the legal challenges that are cited in the literature the most frequently. Because of its recent history, there is no worldwide official legal structure that covers tiny houses beyond size restrictions; as a result, there are certain legal voids and clear norms cannot be applied. Due to this, many tiny houses are placed illegally and are not permitted to serve as primary dwellings (Olsson, 2020).

A tiny house built on foundations can benefit from local electricity and water supplies as long as it complies with local building and zoning codes. Seaquist (2016) and Moodie (2019) pointed out that the zoning of the houses are typically concerned with whether or not they are connected to septic, municipal water or a well; the minimum lot size; minimum square footage of the house and occupancy of the regulations. However, in this case, both local requirements and tiny house size limits must be applied in planning correctly. A design practice that fits both sets of rules can be either challenging or restrictive. Tiny homes are frequently placed on wheels to overcome these restrictions, allowing them to be categorized as trailers or caravans. However, as there is no permission for permanent residence, there are additional residency concerns (Olsson, 2020). If a tiny house is constructed on a trailer instead of a foundation, it is legislated with caravan rules. In this way, it can consider the maximum trailer sizes rather than minimum house dimensions. The issue with considering your primary residence an RV and registering it as such is that most localities have regulations limiting how long you can park in one spot (Moodie, 2019) Likewise, being mobile will impose some restrictions. For instance, a THOW must adhere to the maximum dimensions that can travel on highways. Mobile constructions also have a restricted range of design options. Additionally, difficulties with a house's functionality, heating, cooling, legality, and safety in a new location may arise when transferring it to a location with different geographical conditions (Kostoff, 2016).

The uncertain legality of tiny houses is the biggest obstacle to both the development of this trend in the housing market and the support of governments. In order to prevent this, an active community should be created with increasing users day by day. Because it is extremely important for governments to receive encouragement from local communities so that they can support and legalize the tiny house lifestyle. In this way, as the small house trend continues to grow and more people adopt this lifestyle, local governments will begin to adapt to these standards. Although small houses have not yet been included in general urban planning, and even zoning laws and building regulations have not been updated to take these small houses into account, land-use policies and legal frameworks supporting this trend are seen in many regions. An example of this is the steps taken by the state of Portland to include multiple housing units in an individual property as a support of the tiny house lifestyle (Olsson, 2020).

2.6.2.2. Finance

According to the studies in the literature, small houses are considered economical because they require less material use due to their small square meters. The economic situation can be reversed for those who consider this an advantage to use quality materials and find it positive, as well as those who do not build the house themselves and do not have the necessary equipment. Because in this case, it is necessary to either agree with a company and be in the process of the designed house, thus allocating expenses for personal choices and decisions and privatizations; or it is necessary to buy houses that are sold ready for use at certain prices. As Olsson(2020) points out, many banks do not approve loans because small houses are considered risky assets, and mortgages are rarely accepted for homes smaller than 400 square feet, making it difficult to finance tiny house ownership.

The difficulty of credit and limited finances is the biggest challenge of this lifestyle for many people. For this reason, a certain amount of savings or support in terms of workmanship and materials may be needed to own a tiny house. Financial problems experienced during construction and purchase due to legal procedures continue during the use of the house. Hutchington (2016) argues that the tiny house lifestyle contradicts the financial aspect of affordable housing because there are high-priced tiny house options on the market. A similar criticism was made by Anson (2014) and Mutter (2013) as the financing of tiny houses for people who do not have their own savings depends on personal loans or savings that are not accessible to everyone. Therefore, even if the cost is small, owning a tiny house can still be considered a challenge for people who do not have savings.

When it comes to tiny houses, it is possible to build a mobile home as well as build a foundation based on local laws. For these two options, there are expenses other than construction. For example, for a tiny house to be built on foundations, you must have a land with a zoning permit, so the cost of the land is added to the construction fee. In the other option, it will be necessary to park periodically as it is not possible for the house to be mobile all the time. Generally, agricultural lands without a zoning permit are preferred because they can be rented for free or at lower prices, but this may not always be possible. As another option, there are rental areas for tiny houses, newly designed villages. It is also possible to rent the garden of a house. In these options, there is a constant charge for the area where the house will be parked, and this increases the cost. Of course, those who have the opportunity to

use the land of their family or acquaintances for free can reduce the cost, but in this case, the approval of the neighbors and the environment is also required. As Moodie (2019) states out, even though the price seems low at first with the navigation of legal codes and hunting for suitable land can add further costs to the price.

2.6.2.3. Social Perception

Opinions and criticisms directed by the living environment can create both bad prejudice or curiosity in the social aspect. Struggling with these social perceptions may create a negative process in alternative lifestyles. According to the answer given by a participant in one of Olsson's (2020) interviews, it was stated that people who choose the tiny house lifestyle in their 20s are brave, while those who choose it in their 50s are perceived as economically unsuccessful. The same situation also creates profiles that are perceived as economically incompetent, homeless or orphans in their 20s, and who are perceived as people in their 50s who want freedom and innovation in different studies. For this reason, people's perspectives on tiny house dwellers may vary. Curiosity about the new and different can increase the interest and orientation potential. However, another participant perceives the curiosity created by this new lifestyle in people negatively and is overwhelmed by excessive interest. As can be understood, whether a phenomenon is positive or negative can vary individually. For example, the fact that local governments offer tiny houses as a solution to deal with natural disasters, homelessness, etc., restricts this lifestyle and creates a limited and negative prejudice for people. According to Brown (2016), these negative social perceptions may prevent small houses from being included in urban development plans (Also see: Evans 2018; Olsson, 2020)

Homelessness and natural disasters are extraordinary circumstances. Using tiny homes just for people experiencing homelessness risks stigmatizing the structures and the people in them. It makes a statement that people experiencing homelessness are “only deserving enough” to live in 200 square feet or less. Similarly, tiny home usage in the wake of natural disasters characterizes tiny living as generally undesirable but a possibility when absolutely necessary (Borzog & Miller, 2014).

While the perspective that people present to this lifestyle can be shaped individually, it is generally understood that it depends on cultural, economic and environmental values. The biggest supporter of this inference is the increase in design diversity and community formation in the regions where the movement is observed intensely, as well as the increase in the distribution within the city. Because, as local laws restrict tiny house users and push them out of the city, there is a restrictive and repressive, and also alienating effect on people. In this way, people may develop a new sense of belonging to a way of life that is preferred in more rural areas, far from the city and isolated. Also they might hesitate less while choosing them by questioning their reliability due to the low amount of spread. Differences in building regulations make it difficult for mobile homes to be considered livable homes, in some cases causing them to be treated as vehicles rather than homes. Most of the respondents to Olsson's (2020) survey stated that they had difficulty in getting support from the municipalities and that they could not be helped. Likewise, due to the restriction in residential areas, sometimes a plot of land has to be shared, and people who think that the value of their property will be affected are opposed to this situation and it becomes difficult to find a parking space for the tiny house. As a result, people's negative point of view not only affects the tiny house residents socially, but also complicates their living conditions practically.

2.6.2.4. Placement & Transportation

A Tiny house owner has certain types of accommodation, as briefly mentioned earlier. For a tiny house to be built on foundations, you can either use your family's or your existing house's garden in accordance with the local laws of your region, or you can buy a zoned land and build your house there. However, the options for mobile tiny houses are slightly different. First of all, contrary to popular belief, tiny houses on wheels are not suitable for continuous movement like caravans. These houses are licensed as caravans, but because they are fully equipped and heavy homes, moving them is quite heavy work and might require large machinery. Additionally, carrying huge masses may cause damage to the building combinations. As a participant in one of Olsson's interviews (Olsson, 2020) stated, it is possible to move it with wheels on a trailer for short distances, but for long distances you have to lift it with a truck. In this case, additional costs arise and contrary to what is thought, the limits and difficulties of the freedom of mobility arise.

For tiny houses on wheels we can break down the parking options into four categories. The first option is to park your THOW on a land that does not have a zoning permit, this type of land can be rented as private property from the landlord. A second option is to become a member of THOW-accepting trailer parks and stay there. THOWs with the RVIA (Recreation Vehicle Industry Association) code may park in areas where a caravan can park, but long-term stays are not permitted in these parks. The third option is to rent a landlord's yard or park in your relative's yard. The fourth option is to take advantage of the lands shared by the tiny house community you have joined. Tiny houses that are not connected to the foundation either have their own water, electricity and sewerage solution systems or they prefer to park in facilities where they can meet these needs. Some communities in the United States have communal lands. For example, Escalante Village, located in Durango, Colorado State, is a small house community located on a land with a total capacity of 23 THOW (Şengül, 2019).

As it turns out, finding a place to park is one of the most common problems for tiny house dwellers. The fact that the property owner cannot choose where to put the house in the country with his own free will partially hinders the sense of autonomy and compels him to act within the limits. Unzoned lands, which are the most legal and cost-effective option, may be far from work, school or social activities because they are often far from the city centre; therefore, it may require a long journey time. Considering these, owning a house seems to be less costly and accessible than finding land resources to park a tiny house.

2.6.2.5. Design & Practicality

The design and square metre requirements that a tiny house must comply to obtain a building certificate with when built on a foundation depend on the laws of the local area. On the other hand the requirements of a mobile tiny house vary according to the size standards of caravans and highways. Tiny houses built on foundations are allowed as long as they meet the same planning and construction requirements as other houses, but since these requirements cover houses of all sizes, it is very difficult for tiny houses to comply with these rules (Kostoff, 2016).

As the living area gets smaller, the design limits are pushed for spatial efficiency in use. However, there are challenges of adapting a small space to changing conditions over time. Although tiny houses are designed with a flexible

design approach, the square metre requirement or some design conditions might limit the residents to a certain population. Because the space might be occupied with a variety of items in time and the mobility within the house would become restricted. For example, preconceived stairs as an architectural element or loft bedrooms as spatial divisions that are aimed to save space may become inadequate over time (Schneider, 2018). According to the interview participants of Olsson (2020), it is very difficult to maintain the energy consumption, good ventilation, and sanitation to a tolerable level all the time. The main reason for the rapidly occurring clutter is insufficient storage areas. In addition, since the bed area is usually in the loft and the warm air rises, it might cause the sleeping area to overheat in the summer months. In addition, as an alternative to public services that cannot be used, certain solutions should be found inside the house for providing electricity and water, as well as sewerage. For example, suitable places should be found for elements such as generators and water tanks that can occupy space, or alternative design solutions should be chosen.

Many people decide to build their own tiny house because of its affordability and the flexibility. However, since many of them do not have previous construction experience and knowledge, it is very difficult to find solutions to problems that may occur in the future involving maintenance, as well as making the construction efficient, reliable and robust. The designs of such small spaces can be unique as well as the materials and methods used, for them it is important to have the right information or to receive the necessary training. As a result, tiny house design, which brings many possible limitations and difficulties along with the flexibility and freedom it provides, restricts its users from time to time in terms of practicality.

CHAPTER 3: TINY HOUSE LIFESTYLE IN TURKEY

The aim of this study is to question the position and potential of the tiny house lifestyle in the Turkey region which has started to show its effect in every location around the world. There are many reasons for choosing Turkey as the research region. First of all, Turkey has a multicultural origin, so its cultural background is rich, which increases the potential for diversity in lifestyles and orientations in preferences. In addition, the tiny house lifestyle has started to become widespread and its awareness has increased, also in Turkey with an active production market abroad. In this process, Turkey is an incomplete region in terms of literature and observation, there are few studies in the housing literature with cases in Turkey that are concerning or mentioning Tiny houses. For example, Tuncel (2007) and Akbaş (2010) conducted their thesis on mobile housing, but this study does not specifically include tiny house content. In their work, they examine the interior organization in mobile structures. Şengül (2019), as one of the rare researchers dealing with the subject, also examined some tiny house examples in the context of mobile housing in her thesis, which includes various mobile houses such as floating houses and caravans and their historical development. Şengül, who first explained other mobile structures, compiled the development of the tiny house movement, its early examples and the reasons for preference stated in the literature, and finally examined a few contemporary examples of tiny houses. Although it is a very comprehensive and informative study, the negative factors were left out while the positive drivers were discussed and the study continued an analysis with examples and contents from abroad. Although there are studies that bring together all the positive and negative factors in the process of the tiny house lifestyle, Turkey has remained a location that is not mentioned much in the general literature. For this reason, knowing the market in Turkey and defining the user profile will help to understand the potential of the chosen location and to compare the similarities and differences with other locations in the literature, and thus to analyze the future potential of this lifestyle in Turkey.

For this purpose, in order to obtain information, firstly it was desired to examine the sources containing legal data such as zoning regulations and highway traffic regulations to indicate the legal position and status of this housing typology in Turkey. Because, although legality is stated as a big challenge in foreign examples, it

has also been seen that many local governments evaluate the situation differently. Afterwards, the groups that need to be analyzed are divided into three groups as dwellers, potential users and producers. In this way, it is aimed to obtain information from both the preference stage, the usage stage and the production stage. A suitable question method was determined for each group and data analysis was carried out to obtain shared information about the potential of this movement.

October 19-23, 2022, TINY HOME SHOW – Modüler, Mobil, Prefabrik Ev ve Yapılar Fuarı, which is the first and only fair in Turkey organized under the roof of Birleşik Fuar Yapım Anonim Şirketi (BİFAŞ), was held at Istanbul Expo Center with the participation of over 100 companies. Tiny Home Show, which has a wide range of manufacturers and brands, brought together tiny house designers and builders, hotel and facility owners, project managers, construction equipment and accessories companies for tiny houses. Selçuk Çetin, member of the board of directors of BİFAŞ, the fair organizer, said, “We have domestic companies exporting to more than 60 countries in the mobile home and caravan market, which is over 144 billion dollars worldwide. Our weight in the market is increasing day by day.” and stated that Turkey is taking an active role in the overseas market and the awareness of this movement in our country is increasing (Tiny Home Show, n.d.).



Figure 3. TINY HOME SHOW activity area

First of all, an interview was conducted with companies at the 2022 Tiny Home Show and market analysis was supported. The aim here is to find out the potential production status of Turkey from the companies, and the profile that prefers to buy a tiny house. The main reason for selecting the interviewed companies from the fair participants is that they are open to sharing information and are accessible. The reasons for companies to enter tiny house sector, their thoughts on the comparison of the works between made in abroad and in Turkey as market possibilities, their customer profiles including age range and usage purpose and their views on the future of tiny house typology were questioned. Accordingly, common points of the given answers were determined while the information was compared and analyzed collected from all companies. In this interview, it was aimed to find out the general age range of the users and the reason for their preference, and first of all, it was aimed to determine the current market and usage situation in Turkey and thus the potential user candidates that may arise in near future. In the meantime, it was desired to compare the existing foreign practices as usage and quality with the case region and to question the continuity of future situations both globally and locally.

Afterwards, users who stated that they had a tiny house lifestyle and were inclined to share their experiences were found on social media platforms, and they were contacted through their social media accounts and asked for an interview. Thus, the information obtained was confirmed by a second method. The primary interview questions include the reasons for choosing this lifestyle, the factors that motivate and challenge them, their views on whether this life has a potential as a permanent accommodation in Turkey in the future, and what their orientation would be in choosing between a TH and a 1+1/1+0 if they had the choice. The aim here is to examine the sources of motivation and challenges in the potential of tiny house lifestyle based on the Turkey case and to question the satisfaction status of existing users. In this way, the possibility of ensuring the continuity of this lifestyle in Turkey in the future will be analyzed.

Finally, a potential user survey was prepared in order to understand Turkey's reaction to this lifestyle with the help of the information compiled after previous methods. The survey was presented online to people of all ages and from all social groups, and thus, it was aimed to reveal the potential user profile by examining the perspectives of people. In this survey, it is aimed to analyze whether people have heard of tiny house lifestyle before and whether they want to choose it in their lives.

3.1. Legislation About Tiny Houses in Turkey

As noted earlier, building codes abroad differ by state and ensuring legality is defined to be a challenge. When it comes to legality for Turkey, there are two main sources. A tiny house is a structure that can be transported in any situation, with or without wheels, with the help of a crane and a truck. However, it has not been legally stated whether it has a building status when it is built on a foundation. For a tiny house to be built on foundation, there are two options to be located: zoned and unzoned land. Although the rules regarding zoned lands are subject to the approval of the municipalities and it is not stated that tiny houses can be accepted into the building category and approval for obtaining a building certificate, there is no substance against this situation. However, there are some obligations that must be complied with during the construction and planning of buildings. For example, according to Article 30 of the Izmir Zoning Regulation (İzmir Büyükşehir Belediyesi İmar Yönetmeliği), the ratio of the building heights or the number of floors shown in the zoning plans is specified as a maximum of 3.80 meters for one storey buildings, and a maximum of 6.80 meters for two storey buildings. According to Article 44, it is obligatory for every independent residence to have at least one living space, a bedroom, a kitchen or cooking area, a bathroom or a washing place and a toilet. The minimum dimensions for these places are indicated below in Table 1.

Table 1. Dimensions Required in Buildings

	Narrow Edge	Area
Living area	3.00 m	12.00 m ²
Bedroom	2.60 m	7.28 m ²
Bed niche	1.50 m	3.00 m ²
Kitchen	1.50 m	3.60 m ²
Cooking area	0.70 m	1.40 m ²
Bathroom (With WC)	1.20 m	3.48 m ²
Shower area	1.20 m	2.64 m ²
WC	0.90 m	1.08 m ²
Transitions	1.00 m	1.32 m ²

As stated in Article 45, the net height of the occupied floors from the floor covering to the ceiling cannot be less than 2.60 meters. This height can be lowered so as not to fall below the net 2.2 meters in washing places, bathrooms, showers, WCs, pantries, offices, entrances, corridors and bed halls that cannot be inhabited. According to Article 46, provided that the narrow side of the building's window openings is not less than 0.60 meters, the living space, rooms and kitchens cannot be less than 1/8 of the total play area and 1.25 square meters in any case. According to Article 47, door heights cannot be less than 2.10 meters including the frame. As for the door widths including the frames, the main entrance doors of the buildings with more than one independent section cannot be less than 1.30 meters; the doors of the independent section cannot be less than 1.00 meters; the room and kitchen doors cannot be less than 0.90 meters; and the washroom and WC doors cannot be less than 0.80 meters. According to Article 49-b, the height of the stair steps in residential buildings cannot be more than 0.175 meters. As stated in Article 51, balustrades is required in all kinds of buildings around balconies, floors and roof terraces, on stairs with more than 5 steps, in window spaces with an elevation of less than 1.00 m, in building interior spaces, up to a height of at least 1.00 m from the floor level, in accordance with the technical requirements. The spacing of the balustrade cannot be more than 10 centimeters vertically, horizontally and at the bottom spaces (İzmir Büyükşehir Belediyesi İmar Yönetmeliği, 2003).

As a second option, the rules of Izmir Zoning Regulation have been examined for settlement on unzoned lands. It has been found that vineyards or cottages for a family can be built in the non-residential areas under conditions such as the construction area coefficient not being more than 5%; not exceeding the size of 250 square meters and the height of 6.50 meters limit in the construction area while not exceeding two floors (İzmir Büyükşehir Belediyesi İmar Yönetmeliği, Non-residential Areas Article34.b, 2003). In this case, it seems to be within the legal limits to place a tiny house on an unzoned land within the limits.

Tiny houses on wheels are defined as a trailer according to Article 3 of the Highway Traffic Regulation (Karayolları Trafik Yönetmeliği) and Section 20 of clause C of Article 3. In addition, a tiny house is a licensed vehicle with a Type Approval Certificate. Type approval certificate is a document for motor vehicles and their trailers, whose conditions are determined by international commissions and which determines the details of production. The type approval certificate is a

document that covers all of the quality, testing and certification processes. According to the Highway Traffic Regulation (Karayolları Trafik Yönetmeliği), non-load-bearing motor vehicles that are manufactured to tow trailers and semi-trailers are defined as tow trucks. Trailer, on the other hand, is expressed as a non-motorized vehicle that is manufactured to carry people or goods towed by a motor vehicle. According to the aforementioned regulation, tiny houses on wheels are defined as O Class vehicles, non-motorized cargo transports, since trailers or semi-trailers towed by a motor vehicle are defined as O class. O class vehicles are also divided into four sub-classes according to their weights as follows in Table 2:

Table 1. O Class Vehicle Definitions

Class	Definition
O1 Class	It is a non-motorized cargo transport vehicle with a maximum weight not exceeding 0.75 tons.
O2 Class	It is a non-motorized cargo transport vehicle with a maximum weight exceeding 0.75 tons but not exceeding 3.5 tons.
O3 Class	It is a non-motorized cargo transport vehicle with a maximum weight exceeding 3.5 tons but not exceeding 10 tons.
O4 Class	It is a non-motorized cargo transport vehicle with a maximum weight exceeding 10 tons.

In addition, according to Article 128, the dimensions in which vehicles traveling on the highways can safely navigate without damaging the highway structure are given in the Table 3 below.

Table 3. Dimensions of Vehicles

Maximum width	Vehicles	2.55 m
Maximum height	Vehicles	4.00 m
Maximum length	Motor-vehicles other than buses	12.00 m
	Trailers	12.00 m
	Semi-trailer vehicles	16.50 m

Besides, tiny houses are not subject to Motor Vehicle Tax since they do not have an engine like motor-caravans. However, a valid inspection must be carried out while cruising on the highways. When you do not want to go to the highways, the licence plate can be withdrawn from the traffic and the obligation to go to the annual inspection can be eliminated by applying to the notary public.

Based on this information, it is concluded that tiny houses on wheels are considered as vehicles rather than buildings, and for this reason, they can be placed on the desired zoned land or on a unzoned land without requiring a zoning permit. In these cases, a tiny house will legally have the same legal status as the parked vehicle.

According to the legislation examined, there was no provision that prevented the connection of tiny houses without wheels to the local grid/infrastructure. However, even when tiny houses on wheels fall into the vehicle category and are parked in a tiny house village, they cannot legally benefit from infrastructure services according to the zoning regulations, since they do not qualify as a building. If there is no connection to grid, users should prefer off-grid designs and methods. Since these designs generally include sustainable methods, they can also be preferred on request.

Power systems, which are referred to as off-grid, aim to maintain their existence independent of the local infrastructure. Generating off grid electric energy can happen through the various renewable energy sources available today. Also there are non-renewable energy source options as well. For example, by far the most common option for tiny house dwellers is an array of solar panels mounted on the ground or on the roof (Mueller, 2012; Mutter, 2013). Solar power is energy from the sun that is converted into thermal or electrical energy. Solar energy is the cleanest and most abundant renewable energy source available. Depending on the demands of the tiny house dweller, several systems may provide different wattage. However, different methods can be implemented, to prevent the high installation cost and the amount required will increase in continuous use.

Batteries, accumulators and generators are also used in most off-grid systems. With proper controls and system design, a battery bank can last for five years or more. Batteries can be charged with multiple manufacturing technologies: wind turbine, diesel generator, etc. Air conditioning system can also be installed inside the tiny house for heating, cooling and ventilation. Inverter air conditioners can be sufficient to change and protect the indoor heat in tiny house examples, which are well insulated since they have a small area (Tuncel, 2007; Şengül, 2019).

Applying wind energy to generate electricity is another alternative. Wind turbines are used to convert the kinetic energy of the wind into rotational motion to generate clean electrical energy. Before deciding whether wind is suitable, it is important to recognize that wind power is volatile and potentially one of the most costly to install and maintain among renewable energy sources. Tiny houses that use wind power often have wind turbines installed on their roofs or on a plot of land next to them. These turbines need to be at the optimum height to catch the most wind and securely attached to the ground so that they do not topple over in high winds. Due to the height of the turbines and the mounting equipment required to keep them stable, wind is not a popular option for mobile homes (Nellemann, 2010; Mutter 2013).

The most common solution for water is the use of a water tank in off-grid systems. A clean water tank of suitable volume can be added to the tiny house according to the need and number of users. Hot water can be provided by solar energy or by electric water heaters. In cases where there is no sewerage network, a separate water tank will be needed to collect the waste water in these areas (Altan, 2007; Şengül, 2019). In addition, as a sustainable example, with water stored through rain catchment systems, some of the water needs can be met by collecting rainwater. The amount of water you require for daily use will dictate how large the collection and storage systems need to be in order to supply you with fresh, accessible water. As long as the water is treated appropriately, it can be used for flushing the toilet, rinsing, washing, cleaning, watering plants and even drinking. However, for drinking water, it is important to ensure that the water is sterilized and purified correctly, as rainwater can be dangerous if consumed straight after collection.

Another infrastructure as necessary as electricity and water is sewerage. Generally, there may be no sewerage system in villages and people have to dig their own septic pits, but when mobile homes and off-grid systems are considered, it will be necessary to prefer other methods. For example, cassette or compost WC options. There is a waste collection unit with a volume of approximately 15-30 liters, which is located at the bottom of the cassette toilets, which are generally used in vehicles such as caravans and boats. When this unit is full, it is removed and poured into a suitable place, emptied and put back on. The biggest problem with this option is actually the shower and sink, not the toilet. Unlike the organic waste accumulated in the toilet waste unit, the water mixed with soap, shampoo or dish-washing liquid in our

showers and sinks is quite harmful to the environment. In fact, it should even be added to the water used in our washing machines and dishwashers. Therefore, these waters should be stored separately and discharged in an appropriate way without harming nature (Şengül, 2019).

In fact, the most important difference of compost toilets, which are similar to cassette toilets, is that they turn solid waste into fertilizer. Compost toilets collect solid and liquid waste in separate chambers, and you dump them as the liquid waste tank is full. Solid waste entering the solid waste warehouse undergoes a process called composting. Solid wastes are transformed into nitrogen-rich fertilizer by reaction in this chamber, and as a result, a much higher quality and useful fertilizer can be obtained from animal manure. To accelerate this, some peat soil is placed in the hopper. By turning the handle next to the hopper after each use, you ensure that the waste and soil mix. This increases the composting speed. After a while, you empty this soil and mix it with new soil and mix the waste into nature (Mutter, 2013; Şengül, 2019). When used correctly, odour and hygiene problems do not arise, as well as the wasted use of tons of water and the contamination of the soil by many chemical substances with water (Sengül, 2019). If you are growing agricultural products, flowers, etc., this turns into a very useful waste situation for you. Unfortunately, compost and cassette toilets are not very common in Turkey, they are usually ordered from abroad. All these methods actually have positive effects on behalf of sustainability and environmentalism and reduce our ecological footprint.

3.2. Tiny House Case Study

The chosen method of obtaining information, the order of application and the content of the questions were chosen by the researcher. First of all, with the data of open-ended interview questions from the companies, the general profile of tiny house users and the awareness of the sector were learned. Afterwards, in the interviews with the tiny house dwellers, it was aimed to analyze their experiences with open-ended questions. According to the answers given, the motivation and challenges of the users were categorized and their importance was analyzed. Finally, the potential user survey prepared without considering a specific profile was shared on social platforms and it was analyzed whether people from different profile groups knew this lifestyle and whether they had a probability of preference. During all stages, the common ideas of the participants were grouped and analyzed within the framework.

3.2.1. Interviews with Tiny House Companies

During the TINY HOME SHOW organized by BİFAŞ, all of the participating companies were interviewed, and the purpose of the research and the content of the interview were shared with the companies. An interview request and a participant approval form were sent to the companies that were not participating in the fair via e-mail, and they were asked to participate in the interview. The interviews were conducted after obtaining a signed user information form and a verbal approval from each company official. The audio recordings were taken from those who gave permission, and the speech of those who did not give permission was transcribed simultaneously.



Figure 4. TINY HOME SHOW hall

15 participating companies were reached face-to-face in the exhibition space, and one company was reached via email. The headquarters of the companies are in distinct regions such as İstanbul, İzmir, Bursa, Konya, Adana, Sakarya and Manisa, and their establishment times, methods and design preferences are different. It is aimed to receive general information from the sector in this variety.

The interview consisted of seven open-ended questions. The questions are composed with an aim to learn the reasons for entering this sector, to compare the foreign and Turkish markets, to learn about customer profiles, and to learn future ideas for the potential of this sector. Thus, additional information that companies want to add is included in the content.

First, they were asked when and where the companies were founded and why they entered the tiny house production sector. Thus, in the research area, the factors that lead companies to this sector were investigated. Mil Tiny House is the part of Mil Precast facade company that has been producing tiny houses for 4-5 years in Çorlu, Tekirdağ. It is stated that the company can exhibit different samples and designs using precast concrete and that is why they entered the tiny house sector. SimArt has been producing tiny houses for 1.5 years under Istanbul-based Sima Cephe and Artist Architecture companies. Grats House started tiny house production in İstanbul two years ago, when the founder saw tiny house samples abroad, said, “Why don't we do it, we can do it better”, and aimed to carry its family history of furniture to the sector. Another furniture-based company is Midi Ev, which was founded 10 years ago in İnegöl, Bursa and has been producing tiny houses for 3 years. İşbilen Tiny House has been producing tiny houses for 2 years by getting caught up in the wind of change of the sector with their 16-year history in Dikili, İzmir. Eksado, on the other hand, is a company with a 55-year history and has been producing tiny houses in Sapanca, Sakarya for four years due to the intensity of demand from its customers. HMT, which was established 15 years ago for the production of prefabricated buildings, similarly in Hendek, Sakarya has been producing tiny houses for four years in line with the incoming requests. Con-imex is a Adana company that has been producing prefabricated buildings since 2004 and has been producing tiny houses for the last two years. Casa Lokomotif, on the other hand, was noted as the company that made designs in 2018 and launched in 2019, in İstanbul, producing Turkey's first full off-grid caravan houses. Parr, a 10-year-old Adana-based company that has been producing tiny houses for 3 years, stated that the company entered this sector because of the options of marketing all over the world by making on-site production in the non-stop construction sector. Roomia stated that the company has been working on alternative construction concepts in Mudanya, Bursa with different ideas since 2014 and has started to produce with fiber materials used in boat construction. Arsago, on the other hand, states that the company was established 5 years ago in İstanbul for the production of tiny house lands and has just started the production of tiny houses this year. Similarly, Carin Tiny House, one of the new companies, has been producing tiny houses for a year in Manisa. Another company that started to construct tiny houses this year was noted as Terra House, which was established in 2010 in İzmir to work on mechanical

installations. Another company that has been producing tiny houses for about a year is Sigma Modules, which was established 25 years ago in Çatalca, İstanbul and produces modular structures, noted to have offices abroad. Another company that produces modular structures is Nevka Composite, which was established in 2008 in Konya and has been producing tiny houses since 2017. The mentioned companies stated that the industry is developing in this direction, that they took the advantage of the emerging gap and started tiny house production to meet customer demands.

Secondly, the companies were asked about the points where they felt strong and found themselves open to improvement. In this way, it is aimed to understand the situation and development of the production sector. Generally, companies that indicate their strengths have answered this question within their own backgrounds and concepts. For example, since Grats House has a furniture background, the founder states that they are ahead in wood production in the sector and that they are strong in this field. Similarly, SimArt House considers themselves strong in insulation as a company that started as a facade company and then entered this field. Similarly, İşbilen Tiny House considers themselves to be at the forefront of steel construction, strength and durability as it is experienced in the field of steel and prefabricated structures before. HMT, on the other hand, states that the company can complete the whole process by themselves, without being dependent on outside productions, since they manufacture even the smallest part by themselves. Arsago is confident in land production and Casa Lokomotif is confident in off-grid designs.

Following question was aimed to analyze the tiny house user profile in Turkey by asking companies about their customer profiles. All stated that the use of tiny houses could be suitable for everyone because they are specially designed structures, also they divided their general customer profiles into two. The first profile is stated as entrepreneurs engaged in camping and hotel management. Noting that there are also very young ones, they stated that these people generally come from the group above the age of 45-50. The second profile is defined as people who prefer it for individual use, usually between the ages of 30-50 has also been noted that these people are usually bored with business life and want to get closer to nature by escaping from city life. It has been added that in this profile, which usually consists of young adults, there is also a small number of elderly people and retirees. In addition, it was stated that families with children tended to tiny houses as a secondary structure due to the increasing of holiday prices and the costs of summery.

In the next question, the companies were asked about their stages in the production processes, and the similarities and differences between the companies, as well as the interaction rates with their customers were analyzed. When the results of the interviews were compared, it was determined that almost all of the companies had a similar process. It has been analyzed that each company has a different deadline according to the material selection and production method. In addition, although each company has certain standard module designs, it has been observed that there are options to provide flexibility and make special designs according to customer requests. It has been noted that these customizations cause price changes as well as extending the term period. First of all, the companies discuss with the customers and analyze what their wishes and needs are, and by making the necessary changes to the standard models, or by making a special design from the beginning, a three-dimensional model is presented to people, and after approval, construction begins. In the meantime, how much of each material is needed is calculated and orders are given. Companies that produce all interior furniture can start the furniture production process at this stage. In the first stage of production, the trailer is bought ready-made by some companies from outside according to the dimensions, or it is produced by some companies within their own structure. Then, the frame of the tiny house is created with the selected material on the trailer. Here, some companies use alternative materials and moulding methods, but generally steel construction or wooden carcasses is preferred. Afterwards, the coating is made with the selected material and the first stage of insulation starts with the walls. Again, the insulation material also varies according to the preference of the company, but usually either polyurethane foam or stone wool is used. After that, electrical and sanitary water installations are laid. This time, in the second stage of insulation, moisture barrier and stone wool are used to protect the installations. As the final stage, wall and floor coverings are made and decoration is started. The materials purchased or produced, such as kitchen cabinets, sofas and bed options, are placed in the interior and the necessary ones are fixed. While some companies produce furniture during interior coating and prefer built-in designs, some can buy ready-made furniture in suitable sizes. However, since it is a small space that has rare sizes, most companies usually have to choose special production products. Of course, some stages may vary when there is no local grid usage in a tiny house and alternative energy usage methods are preferred, and these decisions should have been made at the design stage.



Figure 5. Steel structure in TINY HOME SHOW



Figure 6. Sample of insulation layers in TINY HOME SHOW

In the next question, the companies were asked to indicate what kind of feedback they received from their customers and it was aimed to learn the satisfaction status of the users. All companies stated that the feedback they received from their customers was positive. For example, some customers of Grats House might say, "I'm glad you did.". Similarly, Eskado has customers who say, "You've given us a new lifestyle," and Midi Ev's customers say, "How refreshing it is!" stated what they said. As the reason for these positive returns, companies generally state that their customers have had hotel management experience in these houses, albeit for a short time, and therefore they know what they want. Sigma Modules, on the other hand, adds that the reason for their satisfaction stems from the fact that tiny houses are structures made down to the smallest detail and designed with customer satisfaction.

Afterwards, companies were asked to compare their overseas applications and market with Turkey, and to indicate where they see the Turkish market. The purpose of this question is to learn the situation of the tiny house industry in Turkey from the perspective of the producers. All of the companies state that Turkey is still developing in the tiny house sector, it remains more affordable compared to abroad, and its usage has not improved. In terms of production, companies state that there are many foreign customers who prefer Turkish companies and the reason for this is lower labor and manufacturing costs. For this reason, they add that higher quality products can be purchased at lower costs and Turkey remains the manufacturer class in the global market. In terms of usage, it is noted that many people do not have the courage to choose it compared to the great interest. While it is stated that the choice is made for economic situations in Turkey and it is used as a secondary structure, on the contrary, a full-time life is provided by making a design-oriented choice abroad. In summary, it has been stated that Turkey is cost and production oriented, while abroad is design and usage oriented in the tiny house sector.

Finally, the companies were asked about their ideas about the future of the tiny house lifestyle in Turkey and it was aimed to learn their predictions about the future potential. All of the companies state that this trend will increase and spread over at least ten years. Among the reasons for this is the thought that people will get bored of concrete over the years, and there is also the thought that owning a house with a more accessible and attractive cost compared to the economic trend will lead people. It has even been noted that some companies have the opinion that they can be

used as permanent residences in the future. Midi Ev, who stated that the visitors going to see it live during the fair is effective in changing their ideas, said that many fair participants said, "Yes, it can happen, why not live here?". Also stating, "What's the point of 3+1, we can live here!", the customers made such comments. Roomia, on the other hand, states that there are actually many people existing who prefer to live in tiny lives, this prevalence is unknown only because they do not disclose themselves. As a contrary view on the long-term situation, it has been stated as possible scenarios that this popular culture may lose its influence, people who do not find it suitable for Turkish culture may get bored of this trend, and some issues may occur such as legal legislation and taxes.

The results obtained from the interviews with the companies were compiled and divided into basic categories. These categories guided the interview questions to be made with tiny house dwellers at the next stage and the potential user survey at the final stage. In the next chapter, the interview process, questions and answers with tiny house dwellers are explained.

3.2.2. Interviews with Tiny House Dwellers

Identifying and getting in contact with tiny house users in Turkey is challenging due to its privacy situation. Potential interviewees are chosen from people who are openly and publicly sharing their life on social media platforms were identified and contacted to ask for an interview. Six house owners responded positively to attend an interview and received a consent document for this study. Interviews were conducted via phone calls, e-mails and messages depending on the availability of the participants. Before the interview, the participant consent form was read to the participants and their verbal consent was obtained. Individually, as a couple or a family, this section introduces six interviews that were conducted with ten people.

The interviews consisted of six questions. The questions aim to understand why users choose this lifestyle, how they live, and what challenges they experience during and before the usage stage. By doing so, the interviews also provide an opportunity to discuss their perception of different lifestyles and their thoughts on the future of this lifestyle in Turkey. The questions were chosen in this context and left open-ended. Thus, additional information that users want to add is also included in the content.

Before the interview, whether the participants chose this life full-time or part-time, their locations and dates of starting use were noted. Half of the participants maintain this lifestyle full time, while the other half use their tiny house as a secondary building, as a hobby or holiday home. Existing tiny house locations of the participants are in different regions such as Izmit, Istanbul, Çanakkale and Izmir. Three of the participants have been using their tiny house since 2020, one since 2021 and the remaining two since spring 2022.

The interview started by asking why the participants adopted the tiny house lifestyle. The purpose of this question is actually to reveal the motivations of people. All of the participants emphasized nature and stated that they wanted to be intertwined with nature. Participants stated that they feel disconnected in concrete buildings while the tiny house brings back communication and interaction with nature. One of the participants added that they turned to the tiny house option when they were looking for a house to live in for a short time in order to practise natural farming methods. Other participants similarly noted that after moving to this lifestyle, they developed gardening as an exciting trait. Half of the participants sought minimalism as a definition of life and downsized their lives. One of the participants said that the idea of sustainability is also effective. One of the participants stated that being mobile and flexible is very influential on their decisions and emphasized the importance of being able to move wherever they want. During the interview, two of the participants emphasized that the earthquake risks in Turkey is a very important factor for them. One of these participants started a permanent life after the earthquake in their home, which they thought being part-time at first, and the other participant stated that the earthquake phobia of his/her family was effective on their choice of this lifestyle. Half of the respondents stated that tiny houses are an affordable option compared to an average size house despite the rising prices. In fact, one of the participants added that the main reason for preference is that a tiny house would be easy to resell when needed. Also it was a try out at the beginning, until they felt satisfied and moved in permanently. As a common point, all of the participants claimed to feel more free.

To follow up, the participants were asked about their thoughts on the awareness of tiny houses and the tiny house movement in Turkey. In this context, it was learned whether they got acquainted by and involved in any social network. The participants did not agree on a certain level of awareness regarding the existence of

tiny houses as an option. More than half of the participants were positive and believed that the awareness is gradually increasing; yet others claimed that it is currently very low. There is no network in which the participants are actively involved, but two people staying in the tiny house village stated that the residents of the village formed a community, while another participant stated that they will join in a station soon and there is a community formed by the people who rent the land in the same way. One of the people who think that there is little awareness added that he/she gave a tour of his/her house to many curious people during his/her stay at home and gave information about his lifestyle.

In the third question, the participants who talked about motivations before were asked to state the challenges they faced. One of the participants needed an external fund and had to take out loans. Two of the participants rented the land from the tiny house village because they do not have any land, and in this case it is difficult and also expensive to find a place. Coastal lands are claimed to be the most expensive and the resources offered by the facility are relatively pricey as well. Despite the advanced insulation technologies, another participant stated that the cost of energy consumption is still expensive. Two of the participants, who use their homes part-time, stated that they have difficulties in connecting their homes to the infrastructure or in using alternative sources in possible cases. The same two participants stated that inspection is obligatory since tiny houses on wheels are in vehicle status, and they stated that the transport process is difficult and costly, also that truck and crane assistance may be required. Two participants, one of whom is living full-time, stated that storage areas may be insufficient especially when they have guests. One of the participants emphasized the importance of being tidy constantly because the space is small, and contrary to popular belief, the difficulty of maintenance. Since the small space can be easily dispersed, each item should have a place so that it can be easily arranged. While cleaning the house, it is challenging to remove any item or furniture to clean within the space since the volume already has its limits.

In the next question, the participants were asked about the feedback they received from the environment, and it was questioned whether they suggested this lifestyle to their friends. All of the participants stated that they received positive feedback. They added that many friends came for a visit curiously, and only after their perception changed realizing how adequate and aesthetic the house was. They

spread the word after the visit as well. Only one of the participants does not recommend this lifestyle to their social circle. They believe that living minimally in a small space would not be an easy fit to conventional Turkish lifestyles. All of the other participants state that they recommend this lifestyle to everyone who likes to be in touch with nature, believes that they can live minimally and is open to simplification. Additionally, they think that those who have the opportunity should at least try it in order to experience and make decisions.

In the fifth question, the participants were asked whether their choice would still be a tiny house as a result of their experience compared to a 1+1 or 1+0 house. All of the participants stated that they would choose a tiny house in this comparison. They explain the reason for this as a way of life. Even if it is included in the same square meters, rather than being inside a concrete building, they add that the tiny house is a small detached house with a patio and garden facilities and that it is a much more functional and free choice. The participants also stated that tiny houses can be an investment instrument and provide financial safety.

Finally, the participants were asked about their views on the potential future of this lifestyle in Turkey. One of the participants stated that the popularity of this trend will not continue, because in such a case, the legalization process will be clarified and possible licence etc. They thought there would be deterrence. Two of the participants think that the opportunities will continue to increase and perhaps even be preferred as a permanent residence. The remaining three respondents claimed that the popularity will not decrease, but its increase will be slow. Over time, they added, as the market trade expands and competition increases, demands may increase if costs fall. They also state that this choice may be considered a luxury by some people because of their low income, that those with high fiscal power consider it a secondary house, and that the middle class may consider it as a permanent residence if it fits their lifestyle.

The results obtained from the interviews with the tiny house dwellers were compiled and divided into basic categories. These categories guided the survey questions to be made with the potential users as a general profile. In the next chapter, the survey process, questions and answers with the public are explained with their graphs with the answers given, relative to the general.

3.2.3. Survey with Public

This survey aimed to examine people's perception and ideas on the tiny house lifestyle and question whether they might see a tiny house as a temporary or permanent housing option. The survey was prepared via Google Forms and shared as a link with people from all ages and all social groups by social media platforms, thus it was aimed to reach people with different characteristics and backgrounds. The aim of spreading survey's link via social media is to reach random profiles and various perspectives. These people have different educational backgrounds, living locations, cultural influence and climatic conditions.

There is a participant information form as the first page and survey starts once it is approved. A brief definition of the tiny house was given at the beginning of the survey as a reminder ensuring the fact that people might have few or no knowledge about the subject. There are nine questions in the survey. The questions aim to understand the level of awareness on the subject, to classify the important categories of these people in choosing a house, and to question whether they would prefer to live in a tiny house in certain conditions. Later, the findings and statistical analysis of the conducted survey is described. The distribution of data is analyzed by percentage and average, and statistics are discussed in accord with the hypothesis of this study.

A total of $n=200$ people participated in the survey, which was open to online participation for ten days. In order to determine the participant profiles, the participants were asked questions about their age, education level, income and current living situation. Afterwards, the participants were asked about the location of the house they would like to live in. Thus, the effect of this criterion on those who positively approach the choice of tiny house in the following questions will be analyzed. In the next question, they were asked to rank the features that the house they would like to live in should have in order of importance. The given features are categorized as size, location, number of floors, garden facilities and design/ease of use. In this way, the features sought by the participants, who approached the tiny house negatively, will be analyzed. In the next question, it was confirmed whether they had knowledge about the tiny house before, and then two tiny house images, a tiny house on wheels and a tiny house on foundations, were presented, and they were asked whether they would like to adopt this lifestyle regardless of economic conditions. Finally, in order to analyze the people who associate this with their economic power, the participants were asked to make their choices in case of

economic increase over another type of housing or tiny house. In this way, it is aimed to find out whether tiny houses have a certain economic perception.

First question of the survey is asking participants to choose their age range between three of the given selections: between 18-30, between 30-50 and above 50 years old. The aim here is to understand the rate of awareness, preference and opinions about the potential of the tiny house lifestyle in certain age ranges. Since age ranges are important criteria in many subjects such as working status, perspective on life, use of social platforms, flexibility in life choices, it is important to be analyzed. According to the results, 40% (80 people) of the participants are between the ages of 18-30, 38.5% (77 people) are between the ages of 30-50 and 21.5% (43 people) are individuals over the age of 50.

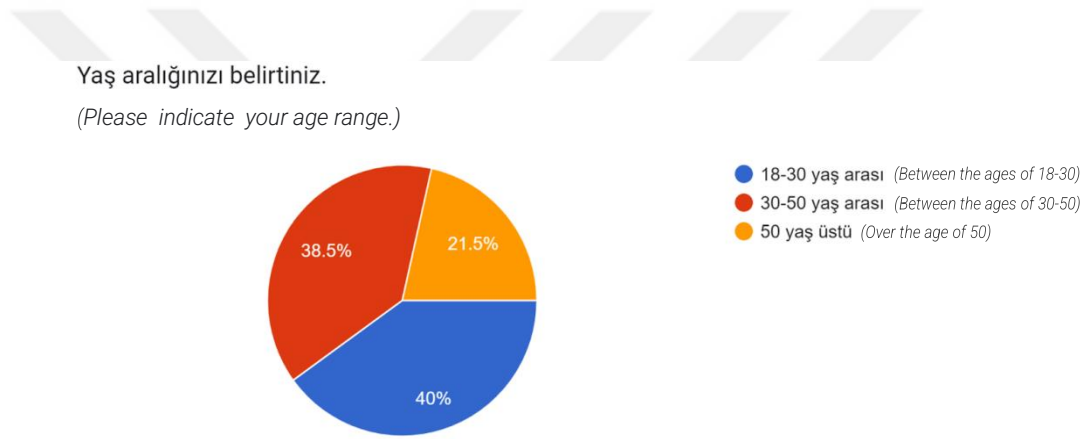


Figure 7. Question 1 Answers Chart

Second question is another multiple choice, asking the working status of participants between five of the given selections: student, new graduate, working, not working and retired. The options for this question are based on both an economic and a social perception. The purpose of this question in the social field is to examine the ideas and preferences of people in different environments (work environment, school environment, etc.). In this way, it can be found that the awareness of this lifestyle in the social circle of the group that predominantly prefers it or that there is a high level of adaptation to this life in living conditions. In addition, it was aimed to determine whether the status of their own economic income is effective in the preference for tiny house life. According to the results, 60% (120 people) of the participants are employed, 16.5% (33 people) are retired, 11.5% (23 people) are students, 10.5% (21 people) are not working and 1.5% (3 people) are new graduated individuals.

Çalışma durumunuzu belirtiniz.
(Please indicate your employment status.)

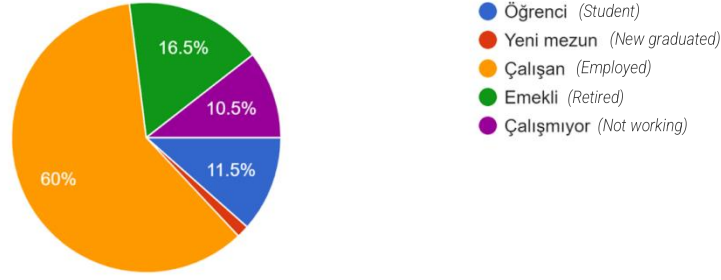


Figure 8. Question 2 Answers Chart

Third question is asking participants about their current monthly income. The numbers were determined on the basis of the hunger threshold and were reduced to three main categories: below 8,000 TL, between 8,000 - 25,000 TL and above 25,000 TL. The answer was asked to be given according to family income, in this way, it was aimed to analyze the possible differences in the preferences of the person who earns the minimum wage and those who have more than one income source in the family. In this way, the effect of economic power on choosing this life has been questioned. According to the results, 56% (112 people) of the participants consist of people with a family income between 8.000 - 25.000 TL, 23% (46 people) with a family income of less than 8.000 TL and 21% (42 people) with a family income of more than 25.000 TL.

Aylık gelirinizi belirtiniz. (Evlisenez aile gelirinizi belirtiniz.)
(Please indicate your monthly income.) (If you are married, state your family income.)

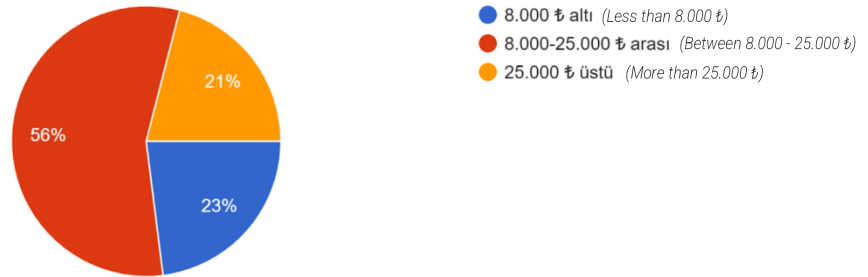


Figure 9. Question 3 Answers Chart

The fourth question questions the living situation of the participants in their homes. The question has five options. In the first, the situation of individuals living with their parents is stated. In the second option, the situation of living in a rented

house on one's own is indicated, while in the third option, the situation of living in a belonging house on one's own is indicated. It was aimed to find out whether owning a house or living in a rented house has an effect on the perception of tiny house living, and it is also aimed to analyze whether it is seen as more advantageous economically. In the fourth option, people living with their families in the rented house, and in the fifth option, people living in their own house with their families are specified. Here, it is aimed to analyze the effect of individual life or family life on this choice. In these options, individuals' home thoughts and experiences may differ, as well as their economic concerns. According to the results, 44.5% (89 people) of the participants live in their own house with their families, 19.5% (39 people) live with their parents, 18.5% (37 people) live with their family in a rented house, 12% (24 persons) living in a rented house by themselves and 5.5% (11 persons) living in their own house by themselves.

Mevcut yaşama durumunuzu belirtiniz.
(Please indicate your current living situation.)

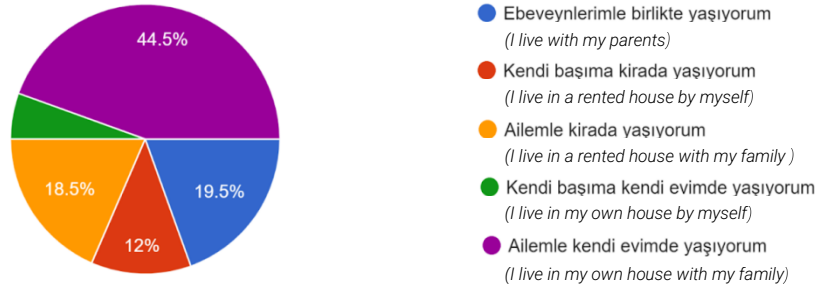


Figure 10. Question 4 Answers Chart

With the fifth, questions about house preferences started and it was aimed to understand the importance of the location in choosing a house by asking the participants about the location of the house they would like to live in. Although the tiny house can be preferred as on wheels and on foundation, the location is an important question as it cannot be placed everywhere due to current necessities or facilities. It was desired to give a more complementary explanation to the people through population density by adding an image for each of the four main options in the question, city centre, inner city, outer city and isolated from the city. Because naming and classifications may differ for each city, region and individual, but this perception was conveyed through pictures because the main purpose was population

density and proximity to centers. According to the results, 42.5% (85 people) of the participants want to live in the city, 37.5% (75 people) want to live outside the city, 16% (32 people) want to live in the city center and 4% (8 people) want to live in a house isolated from the city.

Yaşamak isteyeceğiniz evin lokasyonu için hangisini tercih edersiniz?

(Which one would you prefer for the location of the house you would like to live in?)

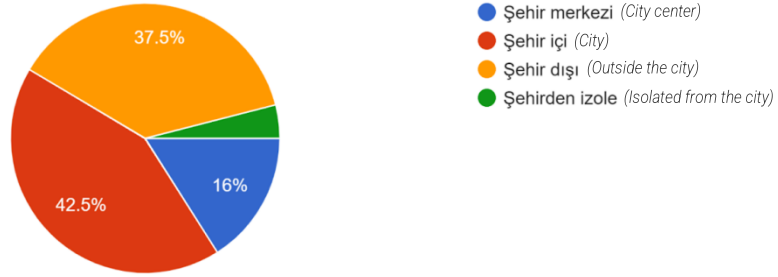


Figure 11. Question 5 Answers Chart

The sixth question asks the participants to rank the given options in order of importance in order to understand the features they are looking for in the house they would like to live in. Among the options, the location of the house, whether there is a garden, the size of the house, the number of floors in the house and the design/ease of use are given. The aim here is to learn the biggest expectations of the participants from a house and to identify other features that can be ignored in the ranking. Thus, even if the house they want does not provide every feature, the ranking method has been preferred because they will tend to choose according to the first two or three features that they care about the most. According to the results, 80 of the participants chose the location of the house in order of 1st importance, 39 chose the design and ease of use of the house, 28 chose the garden of the house, 24 chose the number of floors in the house, and 8 chose the size of the house. For the 2nd order of importance, 49 of the participants chose the garden of the house, 42 chose the design and ease of use of the house, 37 chose the location of the house, 31 chose the size of the house, and 20 chose the number of floors in the house. 69 of the participants chose the size of the house for the 3rd order of importance, 41 chose the garden of the house, 32 chose the design and ease of use of the house, 21 chose the location of the house, and 16 chose the number of floors in the house. 49 of the participants chose the size of the house for the 4th order of importance, 39 chose the garden of

the house, 38 chose the number of floors in the house, 32 chose the design and ease of use of the house, and 21 chose the location of the house. For the 5th order of importance, 81 of the participants chose the number of floors in the house, 34 chose the design and ease of use of the house, 22 chose the garden of the house, 22 chose the size of the house, and 20 chose the location of the house.

Yaşamak isteyeceğiniz evin özelliklerini etki ve önemine göre sıraladınız. (1:en önemli - 5: en önemsiz)
 (Rank the features of the house you would like to live in according to their impact and importance.) (1: most important - 5: least important)

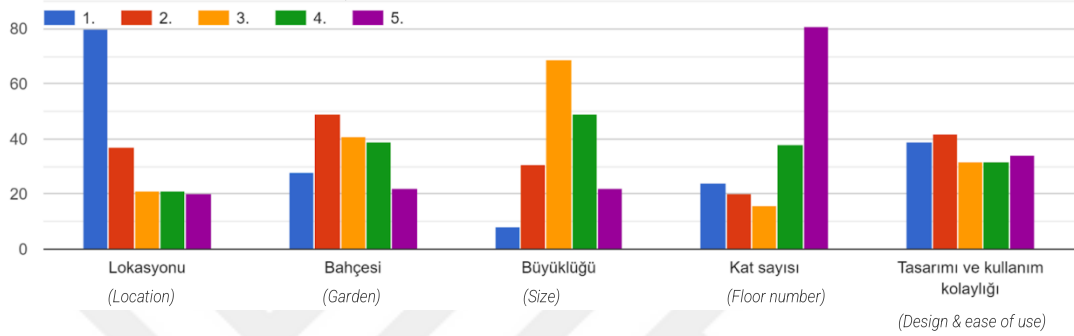


Figure 12. Question 6 Answers Chart

In the seventh question, the participants were asked whether they had any information about the tiny house lifestyle before, whether they had come across these houses on any platform, that is, whether they had an interest or knowledge about the subject. It is aimed to analyze the level of awareness and potential interest of the participants. According to the results, 79% of the participants (158 people) chose the yes option and stated that they had seen this concept in any source or had knowledge or interest in the subject. On the other hand, 21% (42 people) of the participants chose the no option and stated that they had no knowledge or interest in the subject.

Daha önce Tiny House konseptini herhangi bir kaynakta görmüş müydünüz ya da konuyla ilgili bilginiz/ilginiz var mıydı?

(Have you seen the concept of Tiny House before in any source or have you had knowledge/interest in the movement?)

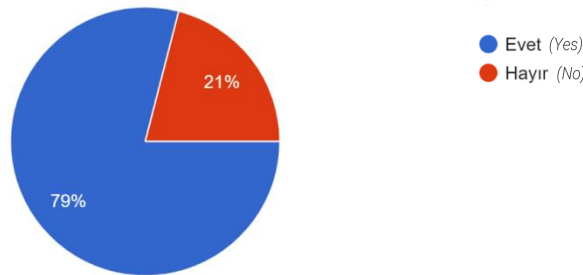


Figure 13. Question 7 Answers Chart

In the eighth question, the participants were asked whether they would like to live in a tiny house with a garden and a patio, designed according to their needs, with on wheels or on foundation option, by stating that they should think independently of their economic power. The purpose of this question is to analyze how people's orientation to this life will be when the economic factors are disabled, and therefore the importance of economic power in their preferences. Before the question, a tiny house on wheels and a tiny house on foundation images were presented to the participants, and visual information was given to the participants who did not have any knowledge so that they could answer the question more accurately. 77% (154 people) of the participants stated that they would choose the tiny house life by choosing the yes option, and 23% (46 people) would not choose this lifestyle.

Ekonomik gücünüzden bağımsız olarak; bahçesi ve verandası olan, içi ihtiyaçlarınıza göre tasarlanmış, isteğinize göre sabit ya da tekerlekli bir tiny house'da yaşamayı tercih eder miydiniz?
(Regardless of your economic power, would you prefer to live in a tiny house with a garden and a veranda, designed according to your needs, fixed or on wheels according to your wishes?)

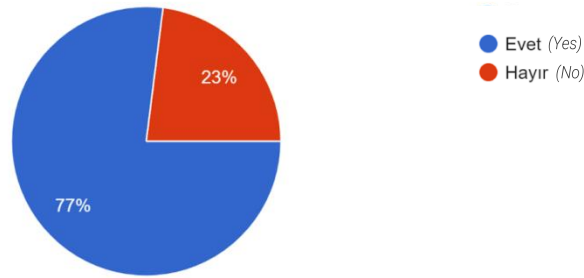


Figure 14. Question 8 Answers Chart

In the last question, participants were asked whether their preferences would change in case of a switch in their economic power. The purpose of this question is to understand how the change in economic income will affect the preferences. Participants were asked to choose between another residence or tiny house in case of a possible increased income in their life and an extreme increase in income. Here, the other housing option was left open-ended, leaving the participants free to their own imaginations and choices. The reason for this is to question the connection between the economic situation and the tiny house lifestyle. 109 of the participants stated that they would choose other housing in case of increasing income, and 91 of them would choose a tiny house. In the case of an extremely increased income, 111 of the participants stated that they would choose the other housing option and 89 of them would choose the tiny house.

Ekonomik durumunuzun deęişmesi halinde tercihiniz ne olurdu?
(What would your housing preference be if your economic situation changed?)

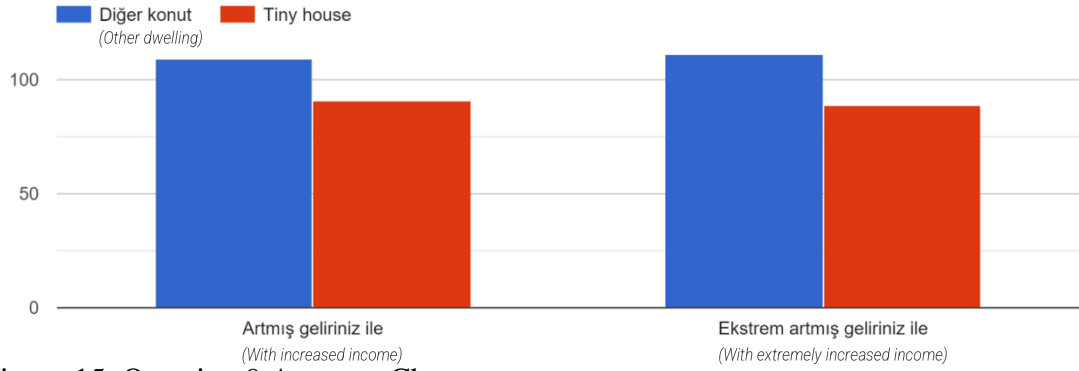


Figure 15. Question 9 Answers Chart

In the next chapter, all the incomes of interviews with both tiny house dwellers and tiny house companies, and survey results will be analyzed. The findings will be discussed comparing all results and perspectives.

CHAPTER 4: DISCUSSIONS

The analysis of the subject was provided with the research in the literature and the case study method used to analyze the Turkey region afterwards, and the points that were found to be similar and different were clarified. The case study consisted of legislation research, interviews with both tiny house companies and tiny house dwellers, and survey. After the research on local legislation restrictions, the companies questioned about the general customer profile and the status of tiny house sector in Turkey, with the comparison of global market. Motivation and challenges obtained from abroad examples were conveyed to Turkish users in interview questions and asked about the importance they attach to evaluate, the awareness and preferability; also another analysis was provided with a survey study to check the answers from a wider perspective. In this context, the situation and awareness of tiny house movement in global and the reasons of preference were compared with the case region; and it was aimed to understand whether the tiny house lifestyle has a potential in the Turkish housing market. Next chapter will discuss the awareness of the tiny house movement followed by the motivations and challenges in Turkey.

4.1. Discussion on Awareness

Interviews demonstrated that the awareness of the tiny houses in the field of housing is increasing. As my findings demonstrate, one of the biggest reasons for this is the spread of this movement on social media platforms in Turkey as well as in other regions. As many companies and dwellers stated during the interviews, individuals may approach these houses with prejudice, but when they visit and experience them, their perception and ideas positively change. This is actually a situation that is more common in people who have never seen tiny houses in daily life. For this reason, as a result of my study fairs and similar spatial events are of great importance, because they offer individuals the opportunity to experience 1:1 scale projects. According to the companies, people are mostly aware of the existence of this housing option as a touristic residential unit, such as a temporary hostel. People who actually experienced a similar holiday in such a destination have better opinions about the potential lifestyle. This also supports the fact that as one experiences on a subject, the knowledge on that subject increases and the ideas change.

Television programs are another source to generate popularity among the public, because Turks are a society with a high habit of watching television programs. Many dwellers stated that they followed this movement through programs before buying their homes. Although there is no tiny house program available in Turkey, there is an option to watch it on many platforms with Turkish dubbing or Turkish subtitles. The number of people actively using Netflix is 3.5 million in Turkey (CNN Türk, 2021). The Tiny House contents have an opportunity to inspire people. As another example, the TLC channel has the “Küçük Ev Büyük Aile” program which shows the experiences of families who moved to tiny house life. Another element that provides the greatest impact is social media platforms. There are many channels on Youtube with the content of tiny houses including design and construction stages. For example, “Daire” (@__daire__) is a channel where people tour their homes and talk about their designs. Likewise, “Özlem Keşifte” (@ozlemkesifte) has been sharing tiny house tour contents since 2018.

Streaming channels and many tiny house producers have Instagram accounts with a noteworthy number of followers. In fact, many people are inspired by these platforms during the production phase, or choose the company from which they will buy their ready-made house, beyond being influenced at the decision stage. During the interview, several of the dwellers stated that they had found the company and model they would buy their houses via Instagram, as an instance to this situation. This proves that Instagram and other social media platforms are effective to expand the tiny house concept and increase its awareness. According to information from companies and tiny house dwellers, the biggest influence of the current awareness is from the foreign channels, TV programs and social media posts.

Global pandemics also influenced the way we spent our daily life habits especially when we spent most of our time in a limited space. As I observed through the pandemic period, home became a space of live, work, and play. Each of the companies stated that the demands to a remote house in nature increased after the pandemic and each of the dwellers stated that the idea of living in a tiny house became a reasonable option due to the emerging social and spatial needs during the pandemic. The reason for this can be pointed out as the need to get away from concrete structures, to escape from the city, to be in touch with nature and to lead a more free life. As mentioned earlier, tiny houses are considered as small detached structures with a garden and offer great freedom to people with an open area outside

of its closed area, whether for summer residence or full-time use. According to my observations, these opportunities provide people a wider perspective on tiny house lifestyle. During the pandemic period, people who want to get away from the city or who want to escape from being confined in their homes and spend time in their garden have evaluated the tiny house lifestyle as an opportunity, especially since the curfew period of the pandemic. This might cause the increase in the demand on tiny house lifestyle and lead companies to offer different options and provide more comprehensive opportunities to their customers. With this, many tiny house villages began to be established in many cities of Turkey and with coming demands. Many of the companies stated that they plan to establish their own stations or that they will put their own products in the established stations and villages. In addition, one of the interview participants stated that the company from which he/she bought the tiny house will establish a station and will rent land from that station when the construction phase is done. As a result, such formations are of great importance in terms of both influencing awareness and increasing the reliability of tiny house lifestyle.

When the people who state that they have no knowledge or interest in this lifestyle are examined in the survey results, it is seen that 42 people out of 200 do not know about this lifestyle, and 14 of these 42 people, one-third of them, are over 50 years old. This situation, as the age progresses to adapt to new styles and social media etc. can be interpreted as a decrease in awareness due to staying away from platforms accordingly. After giving information about the tiny house to 42 people who stated that they were not known or interested before, it was observed that 32 of them had a positive preference for a tiny house. In this case, it has been observed that people who do not yet have knowledge about this lifestyle may have a high potential to choose as a result of experience and accurate information. Considering these results, according to the study conducted in a group of 200 people, as 79% of the participants have knowledge, it is showing that awareness has developed; this awareness is expected to increase even more with its increasing popularity on social media, organizations, hotel management and advertisements. Depending on the results of the study, with the increase in awareness, it is thought that preferability will increase with the destruction of prejudices with experience.

4.2. Discussion on Motivations

Primarily, the motivations that determined in the literature were examined and categorized, and the similarities and differences with the motivations stated by the users in Turkey case were investigated. Some categories and their reasons have the ability to be both motivation and challenge with different aspects. In this chapter, all subjects are analyzed in their driver aspects to direct people as motivations. The motivations we encounter in the literature are basically examined in six categories: community, finance, simplicity & minimalism, mobility & freedom, sustainability & environmentalism and design & customization. First of all, these categories will be examined in order, later on interviews with dwellers in Turkey and the information provided by the companies will be compared, and in this way, the importance of the motivations that are valid in abroad and Turkey will be determined. Afterwards, the motivations determined for general potential users from the survey results will be analyzed and a final motivation importance order in Turkey case will be given as the findings of this study.

Community, which is the first of this category, can be actually defined as people's desire to be together with individuals who have common tastes and want to be with a group in a similar situation in the lifestyle they choose, in confidence. This can be pointed out as a social driver for people who want to be in collaboration. Those who choose this lifestyle generally communicate in tiny house villages or on social media platforms and support each other throughout the process as seen in the examples of literature. Accordingly, it is seen that people give importance to live together with people have same lifestyle. In the Turkey case, although none of the dwellers mentioned being in a social community as a source of motivation, they stated that they benefited from this situation throughout their lives. Because, even there is no active network, the villages provide a community for dwellers. This is why, there are lots people living close with same lifestyle in those villages. From this point of view, community can be categorized as a motivation that has not yet been revealed for Turkey. That is why it should be seen as an advantage that is mostly used in the life process. As it is understood, community does not yet play a role and not count as a motivation in the choice of people in Turkey.

The second motivation, finance, includes the tiny house being an accessible residence in comparison to standard residences and the ability to use the finance to be spent on the house in social life as well. To lower down the payments, individuals

prefer to air-condition the house, which they buy at more affordable prices, with lower budgets and to devote their increased economic power to themselves and their hobbies thanks to less expense. In the examples of literature, the situation appears as a shift of economy to social life, and the two aspects support each other balance. A similar situation is encountered in the case of Turkey. As stated by the companies, the majority of their customers prefer this lifestyle because it is a more affordable option. However, in the Turkey study, finance has been analyzed not because of the balanced distribution of economic power and its contribution to social life, but because it is only a more economic type of housing. Because dwellers have clearly emphasized that in today's economy, an average-sized house cannot be bought for the price of a tiny house. In addition, dwellers who argue that owning a tiny house gives the same assurance as an average-sized house, see their tiny house as a property that they can rent or sell whenever they want. This shows that tiny houses are also perceived to offer the same opportunities as the other housing typologies. It was analyzed that almost half of the survey participants could choose the tiny house lifestyle in case of an increase in their income or an extreme increase in their income, and the importance of the economic situation was revealed according to the collected data. From this point of view, it is pointed out that finance plays a role as an important motivation for Turkey with its similar content, although not exactly the same as in the literature.

The third motivation, simplicity & minimalism, involves individuals to downsize and get rid of excess and unnecessary items in their lives. Generally, these people are caught up in the minimalism trend, they want to live a simpler life with less furniture, and they see this as a philosophy and reflect it on their all lives. They actually believe that simple life and minimal understanding is a philosophy that should be reflected to all areas of life. This is why, they tend to live in tiny houses which is a minimal lifestyle because of its size. In the Turkey case, half of the dwellers mentioned the importance of minimalism in choosing this life. From this point of view, although it does not seem to be the most important factor, simplicity & minimalism play a role as a motivation for Turkey according to the research results.

The fourth motivation, mobility & freedom, includes being more flexible, mobile and free in the lives of individuals. The reasons for this can be shown as the increase in home-office working opportunities, the flexibility of working hours and positions, and the increase in people's curiosity about travelling. Especially after the

pandemic period, home-office working opportunities raised and people tend to choose this option because of its flexibility and freedom. During the interviews, only one of the participants mentioned the importance of being mobile and being a reason for preference, and another person stated that they found an answer to the search for a freer house life, but the companies stated that this is one of the important sources of motivation for their customers. That can be pointed out as providing the opportunity to be mobile provides a positive option for individuals, even if it is not preferred. In this way, individuals might believe that their ability to reach the life style they dream of and their freedom increases. Considering the opinions of one third of the participants and the companies, mobility & freedom plays a role as an important motivation for Turkey even if it is not actively in use.

The fifth motivation, sustainability & environmentalism, includes living a more sustainable life, respecting nature and using sustainable systems in construction methods, among the reasons why dwellers choose this life. Those can be considered as alternative energy systems, recyclable materials and etc. Of course, this study demonstrates that these positive effects will show and grow with the increase in the number of tiny house dwellers all over the world. However, people also aim to present their individual efforts for this purpose. In the interviews, one dweller stated that he/she wanted to lead a sustainable life and another dweller stated that he/she wanted to deal with organic farming. Organic farming is an environmental aim besides other farming techniques. One third of dwellers stated this as an important motivation, and other dwellers also stated that this lifestyle made them more at peace with nature and pushed them into gardening pursuits over time. As it can be seen, in addition to the environmental goals directing this lifestyle, this lifestyle also encourages people to live respectfully to the environment. This can be considered as a mutual cycle and cooperation between tiny house lifestyle and environmentalism. From this point of view, sustainability & environmentalism is still a source of motivation for Turkey, although it is not the primary motivation.

Design & customization, which is the last motivation categorized in the literature, includes the personal design of tiny houses according to individuals' own needs and styles. A tiny house offers its owners to be customized as size, material, elements, style and interior location of zones as they wish. This is a huge opportunity for who wants a personalized living space. As mentioned before, in the examples abroad, individuals generally prefer this lifestyle full-time and make design decisions

rather than economic choices. However, in the case of Turkey, there is no development at the design stage yet except some decisions about the needs of interior elements. During the interviews, any dweller did not state that he/she chose this life because it is customizable or because he/she can make his/her own decisions during the design phase. This might be the reason of preference reason of people. Because apart from being economical, it is clear that it is important to fill that small space personally when there is a minimal understanding of life. Similarly, companies think that this is not a primary motivation for Turkey yet. However, after choosing this lifestyle, it is stated that people gain experience in determining their needs and regulating their habits at the decision stage. As it can be pointed out, experiences lead people through finding their own needs and desires. From this point of view, design & customization does not yet play a role as a motivation in Turkey.

During the interviews, another source of motivation offered by the geography of Turkey, which has not been encountered in the literature before, is that tiny houses are seen as more earthquake-resistant and safe structures compared to large and high buildings, apartments, residences, etc. Some people might think that the number of floors or location is important in the choice of housing. Tiny houses, which have few floors, are close to the foundation and are smaller, can be pointed out to be successful in providing assurance to individuals in this regard. During the interviews, two of the dwellers stated that they had turned to the tiny house life after the earthquake experience they had practised and even maintained a permanent life. Here, there is a choice made after experience, however being more earthquake-resistant might be a positive factor for people who have not had this experience before. As can be understood from here, individuals in different geographies or cultures may encounter different drivers. In this example, since Turkey is an earthquake zone, there are users who do not trust the construction sector and turn to tiny houses, shows a different source of motivation for Turkey that is not seen in other regions.

Another source of motivation that should be mentioned for Turkey is that people want to be close to nature. It is not strictly correct to examine this content under the heading of sustainability & environmentalism. Because while the goal there is to respect the environment and nature, as stated, the goal in being close to nature is to escape from reinforced concrete structures and the city, to be intertwined with nature. Employees who are bored with city life have aimed to evaluate a tiny house as a house with a garden where they can escape in their free time; those who

have a family evaluate a tiny house as a summer house suitable for their economy and where they can spend time together. This situation has arisen especially with the pandemic of corona-virus. As mentioned before, pandemic period changed the understanding of living and perspective of people in different aspects. As can be seen, since people stayed in their homes for a long time during this period, they began to give importance to privatizing their homes and beautifying the time they could spend at home. According to the conclusion reached, the longing for the space outside the home mostly emerged with the desire to be solved with its proximity to the home, and people have come to want to be close to nature even when they are at home. Because during this period, along with curfews, individuals had to close themselves to their homes and move away from nature and sociability. All companies have stated that the demand from customers has increased after the pandemic and the dwellers have made this decision during the pandemic period. The tiny house life has offered them the feeling of being free in nature at this time through their houses and gardens, rather than the feeling of being forbidden. From this point of view, as mentioned by all companies and dwellers, being in touch with nature plays an important role as a primary motivation for Turkey.

According to the results of the survey conducted with the general participants, when the answers of the individuals who might prefer the tiny house lifestyle were examined, the option they chose in the 5th and 4th order of importance, that is, the option they gave the least importance, was determined as the number of floors with a very large number of differences. In this case, those who choose this life do not give importance to the number of floors in their houses or to factors such as the floor of their house. The 3rd order of importance is considered as neutral. Likewise, when the options chosen by the people who stated that they have the potential to choose this lifestyle were examined as the 1st and 2nd importance, it was analyzed that 96 people chose the location, 72 people chose the garden, and 67 people chose the design and ease of use. Only 35 people chose the number of floors and 34 people chose the size. According to these numbers, people who might consider choosing the tiny house lifestyle were analyzed as people who attach importance to the location of the house, want to have a garden, and give importance to ease of use in interior design. Looking at the overall numbers, the three most important options by the survey participants were also analyzed as location, garden and design and ease of use. These headings also overlap with the previously mentioned motivations and

reintroduce their importance. For example, location can be counted as an element of mobility, while the presence of the garden emphasizes the motivation to be close to nature. Some of those who make this choice may also include people who see the concepts of environmentalism and sustainability as motivation. Although design and ease of use were stated as important as a result of the survey, they were still not important enough to be considered as motivation because they were not actively addressed in practice in the case region.

As a result, when all the information given was analyzed and compared, it was seen that the motivations mentioned in the literature as community and design & customization are not yet a source of motivation in the case of Turkey, unlike other regions. Although these two are seen as advantages provided by this lifestyle, they do not act as motivation in the preference phase. The two motivations that were mentioned the most and observed to have the greatest impact were determined as finance and nature. The desire to get closer to nature, which shows its effect on all individuals, has emerged with the pandemic, and the fact that it is an accessible type of housing has also revealed its economic impact. Other motivations mentioned by many people that are important are mobility & freedom and earthquake-resistant. It has been analyzed that the majority of individuals attach importance to the location of their home, are afraid of earthquake risks in Turkey and want to be mobile. Other motivations, the importance of which has been mentioned by a few people, but which play a role in the usage time and preference phase, have been determined as simplicity & minimalism and sustainability & environmentalism. The reason for this is that, apart from the fact that individuals already want to be together with nature, they indicate that they want to be intertwined with sustainable methods and practices, to experience simplification and downsizing in their lives.

4.3. Discussion on Challenges

First of all, the challenges identified in the literature were examined and categorized, and the similarities and differences between the challenges stated by users in Turkey were investigated. Some categories and their reasons have the ability to be both motivation and challenge with different aspects. In this chapter, all subjects are analyzed in their aspects to create suspicion about this lifestyle also seen as challenges. The challenges that we encounter in the literature are mainly examined in five categories: legal restrictions, finance, social perception, placement &

transportation and design & practicality. First of all, these categories will be examined in order, interviews with dwellers in Turkey and the information provided by the companies will be compared, and in this way, the importance of the challenges that are valid in abroad and Turkey will be determined. Later, the challenges that arise for general potential users from the survey results will be analyzed and a final challenge importance order in Turkey case will be given as the findings of this study.

The first of these categories, legal restrictions, includes the legal obstacles that tiny house dwellers face. Examples of these can be given as the building codes that vary in each state and the use of infrastructures. Since tiny houses on wheels are in the vehicle category in Turkey, their dimensions and class have been determined by the highways traffic regulations. However, there is still no clear information about the state of connection of vehicles to the grid or whether they pass as structures when built on foundations. The lack of clarity of the laws can cause deterrent or unsafe feelings in many people, as a negative effect on the choice. During the interviews, a third of the dwellers stated that they need to connect to the local grid, and if needed, turn to alternative energy sources, and this is a challenge for them. Use phase and application process might cost more in alternative systems as a negative factor. Another factor that can be examined within the legal limits is that the tiny houses with wheels, which are considered as vehicles, are obligatory to inspect. It is necessary to provide mobility at regular intervals for the examination and it is stated that the tiny house should be withdrawn from the traffic in order to prevent this situation. However this is another challenge for people because of the situation From this point of view, legal restrictions can be seen as an important challenge for Turkey.

The second challenge, finance, includes not only being an affordable house, but also the fact that the tiny house has problems in attracting loans because its status is not passed as a house or that it is difficult for a person to buy it with one's own capital. Additionally, this situation might create a negative social perspective. During the interviews, they stated that one dweller had to take out a loan because he/she did not have his/her own capital, and two dwellers rented land from tiny house villages because they did not have land, and wages could be very high in demanded lands. This is also connected with the transportation challenges. In addition, one dweller stated that despite the good insulation and small space, the air conditioning costs are

quite high. In the survey, 63 of the 154 people who stated that they would choose the tiny house life, stated that they would turn to other housing options if their economic income increased, and 71 of them stated that they would prefer the other housing option if their economic income increased excessively. As those results shows, it has been analyzed that tiny house life is still associated with economic perceptions including its negative aspects beside being an affordable option. From this perspective, finance is seen as an important challenge for Turkey.

The third challenge, social perception, includes negative views of cultural habits, social pressures and the environment. In many cultures, success is associated with a big and beautiful house, a high-ranking job and extended family life. For this reason, people who choose the tiny house life may be branded as unsuccessful in their economic or social life. This is generally because the tiny houses have smaller space and not clearly understood as a newly emerged typology yet. In this perspective it might be seen as an economic obligation rather than a voluntary life choice. The excessive curiosity of people who do not have knowledge about this lifestyle is another overwhelming negative factor and cause of misrepresentation. Although the answers given to the interview questions are not exactly have resemblance to the same situation in literature when examined, a similar environment also applies in Turkey. Although dwellers do not mention curious people as a negative factor, this may be a situation that affects some people mentally. In addition, similarly, insecurity or indecision may occur at the preference stage, as living in a tiny house in a culture where large and spacious houses are used to, can be considered a failure. From this point of view, social perception can be seen as an important challenge for Turkey.

The fourth challenge, placement & transportation, includes challenges brought by mobility and parking space for the tiny houses on wheels. It has been stated that tiny houses on wheels that pass as vehicles can be parked in camping areas or unzoned lands for temporary periods. However, it has been stated that being constantly mobile for permanent living, because transporting a heavy structure may damage the materials. Due to the damages that may occur during the relocation, it is necessary to carry out inspections of the house after parking. In the Turkey case, the companies also confirmed this information and the dwellers stated that mobility is not unlimited as it is actually thought. It has been stated that these houses, which are quite heavy, usually have to be towed with the help of cranes and trucks, and

therefore it is both a difficult and costly process. The limitations of mobility for such reasons might create a negative perception on people's choices. Also finding a new and suitable parking space can be challenging. In addition, dwellers who do not have their own land add to the difficulty of finding and renting a land that is cost-effective and of their choice. Not being able to park or locate the house as wished in anywhere and being responsible for charging this parking, can be seen as a negative aspect of mobility. From this point of view, placement & transportation is seen as an important challenge for Turkey.

The last challenge categorized in the literature, design & practicality, includes the design and storage difficulties of small space and the obstacles in practical situations such as repair due to the use of special spaces and materials. This is generally because of the special size and materials that used in small spaces. In the Turkey case, during the interview, dwellers stated that they usually do not have problems with repairs and similar issues because they generally do not produce their homes themselves and buy from companies, this is why they receive a lot of support from companies in this regard. They also added that areas were selected according to their own needs with customization at the design stage. However, two dwellers stated that the storage areas are not enough for them, especially in long-term use, they are having more difficulty. This situation is explained similarly in the literature. Because, Turks have a culture accustomed to excess belongings as mentioned earlier. However, it has been added that it is also important to be tidy in a small area and to set a place for each item, otherwise cleaning becomes difficult and clutter occurs. From this point of view, design & practicality is seen as a challenge for Turkey.

According to the results of the survey conducted with general participants, in which 200 people participated, when the answers of the individuals who stated that they would not prefer the tiny house lifestyle are examined, the distribution of 46 people who gave this answer according to their economic income seems to be equal. For this reason, it has been analyzed that other reasons of the individual in each economic segment are effective in this choice and it is not just a choice based on the economy. When the age distribution of these 46 people is examined, it is seen that there are equal numbers of individuals between the ages of 30-50 and those over the age of 50; and the sum of these two groups, that is, 23 people are between the ages of 18-30. It has been determined that 8 of these 23 people live with their parents and 10 of them live in rented houses. In this case, it has been observed that the young

people who do not live in their own house have a negative attitude towards the tiny house life preference. It was observed that more than half of the 46 people (27 people) who stated that they would not prefer the tiny house lifestyle stated that they wanted to live in the city. In this case, considering that the importance of the location of the house was great when explaining the motivations before, it has been analyzed that these people have a negative view of this lifestyle due to location; since it is very unlikely to find a land in the city centers full of apartments and to place a tiny house there. In addition, 32 of these 46 people confirmed this idea by choosing the location option in the first two places in their priority preferences. According to these numbers, people who do not consider choosing the tiny house lifestyle are analyzed as people who care about the location of the house, want to live in the city, and generally rent their current house.

As a result, when all the information given was analyzed and compared, it was seen that the challenges seen in other regions were also encountered in the Turkey case, accompanied by similar situations. The two most mentioned and observed to have the greatest effect were determined as legal restrictions and finance. Although the legal rights and boundaries are not clearly defined and it is economical compared to other housing options, it is costly in terms of air conditioning, alternative energy and mobility. The other two challenges, which are stated to be important by many, are placement & transportation and design & practicality. The cost and process of the mobility of the house, as well as the difficulty of finding a suitable place to park after each move, are among the problems that are often mentioned. In addition, the lack of storage areas due to limited space was noted as another problem. Although its importance is not clearly stated by the dwellers, another challenge emphasized by the companies is social perception. The reasons for this are that people who choose this lifestyle are stigmatized as unsuccessful in their lives because its awareness and classification is not clear, people who do not know are prejudiced against this trend, and tiny houses are perceived as prefabricated buildings or shelters instead of a house, creating an undervalued perception. These findings confirm the factors that negatively affect people with different profiles to choose this lifestyle, but also supports the challenges found in the literature before.

4.4. Discussion on Turkish Market Potential

As stated, the preference of the tiny house movement, whose popularity is quite high in Turkey, is not clearly known in this region. Because no study has been conducted on the current number of tiny house dwellers, and since there is no special classification for tiny houses, this number could not be analyzed. Therefore, the number of people living in a tiny house in Turkey is not known clearly, additionally many people keep the information that they have this lifestyle to themselves. However, the increasing number of tiny house production companies every day shows that there is a great interest in this sector. It is foreseen according to this study that there might be a lot of people with tiny house lifestyle than expected. When the regions where the interviewed companies are established are examined, it emerges that there is active demand in many different provinces. It is thought that there is such a great diversity not only because of the suitable area to establish a production facility, but also because of the active demand in those regions. In addition, the diversity in the company locations shows that there are people who prefer the tiny house lifestyle not only in certain regions, but also in different climatic and geographical options. This refutes the perception that this lifestyle is generally preferred in summery or seaside areas in Turkey. The fact that half of the interviewees prefer this lifestyle full-time and that they are not in a seaside location also supports this idea. In this case, the use of different materials and construction methods for different climatic conditions might offer an effective solution.

When the companies were asked about the current sector situation during the interview, they stated that the market in Turkey is still developing and that people's interest is more economic than design and usage compared to abroad. This situation has been explained before, and although it does affect the product variety and production process in the market, it does not seem to change the preferability of tiny houses because customization was not considered as a source of motivation. It was stated that due to the lower costs in Turkey compared to abroad, many foreign customers came to the companies and sales were made abroad. It has also been stated that people in Turkey have a lot of interest, but they do not dare to choose and make decisions, so some of them give up. The reasons for this can be examined in two categories. For the first category as social perception, it can be shown that there has been a habit of living in large, spacious and stuff-filled buildings in Turkish culture for many years. Although minimalism has not yet fully shown its effect in Turkey,

Turkish people are also known to be accustomed to tending to large houses. However, today the apartment sizes are getting smaller and people are starting to get used to smaller lives, few belongings and therefore minimization. This situation will increase over the years due to the impact of economic changes, and therefore, the preferability of the tiny house lifestyle will have the potential to increase over time. Thus, although it is preferred primarily for a secondary building, hobby house or summery, perhaps the number of people who want to live permanently in the future might also increase. Because a similar situation has been observed abroad. After the industrial revolution, the American Dream, a belief emphasizing that anyone who works hard can be successful, has emerged in America. And over time, this belief turned into a desire to acquire material things rather than the right to create a better life for everyone, resulting in a society that tries to get more than they need, increasing the orientation towards large and detached houses. However, the economic crisis that followed has dealt a blow to this dream. Afterwards, interest in minimal life and tiny houses increased as stated before. Although this interest was economical at first, it has become known as a design-oriented, environmental and sustainable living option as it has become widespread. Similarly, Turkey is going through a similar path and is beginning to have to reduce its interest in big and luxury for economic reasons. As stated by the companies, although the biggest reason for the preferences of tiny houses seems to be affordable and accessible housing; it is predicted that as the preferability increases and the usage period of tiny house dwellers increases, design and usage-oriented preferences will be increased similarly. This is interpreted as a potential increase for preferability and the future of the market in Turkey. The second category is the lack of a clear source of information about the legal status of these houses. Even though the tiny houses on wheels are considered as vehicles and are subject to the highway traffic regulations, no clear legal explanation has been given for the still tiny houses on foundation. Therefore, an obstacle in preferability might arise. There is currently no clear information on whether tiny houses' use of grid services when they are used as permanent residences will cause them to fluctuate between the movable vehicle category and the building permit, and thus fall into an illegal situation. This might be demonstrated as a valid suspicion for people while choosing this lifestyle. In order to prevent such situations, a special license might be provided for this lifestyle and the rights and limits of its users should be determined. Thus, the deterrent factors for

who may prefer would be minimized and the continuity of the sector will be ensured. Its popularity and preference, which is increasing with an ongoing momentum, might accelerate in this way and even turn into a permanent living as a new housing typology in the near future.

As a result of the survey, it was observed that 42 of the 200 people who stated that they had no knowledge or interest in this lifestyle, and 32 of them had positive preferences for tiny houses after they were informed about the tiny house concept. In this case, it can be pointed out that as awareness increases, their preference potential may be higher. When 158 people out of 200 who had knowledge about the tiny house were asked about their preferences, it was observed that only 36 of them, that is, less than a quarter, would not prefer this lifestyle. In this case, it was analyzed that three-quarters of those who knew and three-quarters of those who did not know were positive. According to this results, while the preference rate of those who have knowledge is high, the preference rate of those who do not know is also possible. In the survey results, while the general awareness rate was 79%, the preference rate was analyzed as 77%. Considering these results, according to the study conducted in a group of 200 people, the majority of the participants stated that they would prefer this life, and as awareness increased, preference increased. Firms and dwellers also present a similar view, stating that this trend will increasingly spread in Turkey in at least a decade. If the necessary legal limits are drawn and the processes of future dwellers candidates are clarified, it is foreseen that the sector will meet with more demand in the future in the case region. The tiny house villages and tiny house stations that continue to be established also reveal the continuity of this demand. In addition, considering the economic process, Turkey might continue to be seen as a labour market that offers lower cost and quality production for a long time in global. Because in abroad, this lifestyle has been adapted and these houses have started to turn into consumer products. Therefore, Turkey might be a possible market with its qualified and cheap products. Turkey is at the very beginning of process, for permanent use of dwellers. As stated earlier, it is predicted that as long as the appropriate legal conditions are provided, the usage might increase with the raise in awareness level. Thus, the people who experience it may choose the tiny house lifestyle permanently. Accordingly, the tiny house sector in Turkey will continue to be in effect, even if it is not domestically focused. As a result, it is thought that the potential of the Turkey tiny house industry in the future is positive in many aspects.

CHAPTER 4: CONCLUSION

This chapter presents the concluding discussions of the thesis with harmony of the findings of the author from both collected data and literature. It also outlines the research recommendations for the future studies while explaining the limitations of the study and clarifies the significance of this thesis.

This study aimed to investigate the state and potential of the tiny house movement, which has started to spread around the world, in the Turkey region. The research method is determined as case study, conducting in Turkey. The elements include literature review, research on legalization in Turkey, interviews with tiny house companies and tiny house dwellers, and a survey with the public. In the interview with the sixteen companies, it was aimed to learn the general profile of tiny house dwellers, the awareness of tiny houses and the status of the tiny house industry in Turkey. According to the results of these interviews, the general customer profile of the companies was examined in two categories: people between the ages of 30-50 who prefer for personal use as a real-estate and entrepreneurs who prefer this housing typology as temporary/commercial residential management. It is pointed out that the preferences generally made as a secondary building for personal use. It has been analyzed that as for the state of the sector, Turkey is in a position to manufacture quality products at low prices globally during the production phase; in the usage phase, people prefer tiny houses for part-time dwelling as a secondary house mostly based on financial reasons. Afterwards, interviews with six tiny house dwellers aimed to understand the experiences of these people, their reasons for choosing this life, and the difficulties they experienced both before and during tiny house lifestyle. According to the answers given, the dwellers' motivation and the emerging challenges were analyzed and categorized. Some categories and their reasons have the ability to be both motivation and challenge, so explained in both aspects. Finally, a potential user survey that was created without taking into account a particular profile with 200 participants was published on social media platforms and it was examined to see if users from various profile groups were aware of the tiny house lifestyle and whether they were likely to have a preference on this lifestyle. According to the results of the survey, 79% of the participants had previous knowledge or interest in the tiny houses and 77% of the participants found the tiny house lifestyle preferable.

According to the findings, this study categorizes the motivations for tiny house living in Turkey as: finance, natural life, mobility & freedom, earthquake, simplicity & minimalizm and sustainability & environmentalism. The most common motivations for all the dwellers are revealed to be living close to nature in an affordable dwelling unit. Although it appears to be a secondary option for the cases in Turkey, since people are recently getting familiar with the concept, being energy efficient and affordable emerges as a bold advantage. It is clear that, especially after the limitations of the pandemic period, people from different age groups sought a refuge that is very close to nature to spend time in isolation or with collective activities. Whence, finance and natural life can be categorized as the most important motivations in Turkey. Mobility, which enables the potential users to choose the location freely can be categorized as another important motivation. It has been pointed out that even if it is not an active mobility application, the feeling of freedom created by this opportunity is considered important by the people. Earthquake-resistance is characterized as one of the important motivations that geographical features offer uniquely to the case region. Besides being more reliable due to its size and proximity to the ground, the choice of material and construction technology appears to be a reliable way of spatiality in the earthquake zone. Other motivations are simplicity & minimalizm for those who choose to downsize; and sustainability & environmentalism for those who want to live a life respectful to the environment with natural methods. According to the findings, although they are not the primary motivations at the choice stage, their importance increases in the life process.

The challenges for tiny house living in Turkey are categorized as legal restrictions, finance, placement & transportation, design & practicality and social perception. While the common and most important challenge is having no clear boundaries in legal restrictions, another important challenge that affects all dwellers is finance, which symbolizes the high possible costs during lifetime although it is economical compared to other housing options at buying. Meanwhile, the lack of a legal basis provides insecurity, it also leads to economic uncertainties for potential users. This is why legal restrictions and finance can be categorized as the most important challenges in Turkey. Other challenges that are stated and considered important are the placement & transportation of the house because of the costly process of mobility -if on wheels- and finding an affordable land. It is clear that with the increasing number of tiny house villages and stations, this problem may be

decreased in time, but it will still create an economic pressure with the rental prices. As seen, placement & transportation is the other important challenge in connection with finance. In terms of design & practicality, lack of storage spaces inside the house would become a limitation once the number of the dwellers in a house increase. This is not a major challenge, because people prefer this lifestyle by knowing the limits of house, by experiencing the lifestyle before or by perceiving the minimalism understanding. There is also misinformed social perception, includes awareness level and social pressures. During the pandemic, popularity of tiny houses has increased and the social perception started to be shaped correctly. Whence, social perception can be categorized as the least important challenge in Turkey.

The majority of the companies and dwellers claimed that Turkey has a high level of knowledge about tiny houses. In the survey, it was determined that 79% of the participants had prior interest in or knowledge of the tiny houses. The survey revealed that a quarter of the respondents who claimed to be unaware of this lifestyle became more interested after learning more about it. It is clear that, once the awareness of the concept rises, their potential of preference also rises as a proof that this lifestyle has a huge potential to expand in Turkey. In addition, the fact that there are companies that are starting to enter the tiny house sector every day upon the demand from their customers and even new companies that are established to enter this sector directly show that there is a great interest in this market. The location, material and method diversity of the companies shows that this preference is spread throughout the country, not regionally limited as a proof that the tiny house sector's settlement in Turkey has become stronger and that its future potential is high. Companies also stated that they have a wide market possibility because of their lower cost and quality, in the global market. Whence, apart from developing the market in local, it is seen that the tiny house sector is also expanding its position in the global.

When the findings were compiled, I found out that there are factors that affect regional preference, and therefore motivation and difficulties may vary in different regions. And I foresee the effect of this situation is connected with awareness and legality. Because, if the necessary legal measures are taken and individuals are informed, I expect that most of the challenges that have been collected so far have disappeared. I think that the results of the Turkey study in parallel with the literature in terms of challenges are due to the fact that this lifestyle is in the legalization phase in global. The fact that the existing motivations have greater effects than the

challenges makes a positive contribution to the study of this region in terms of preferability. I reemphasize the contribution of awareness, as it has been reached that as the awareness increases, the preferability increases. This situation can be shown as both a cause and an evidence for the growing market. I predict that over time, more people will choose this lifestyle, even if it is a secondary structure, and the local market will become more lively. In any case, due to the long-term continuity of the active global market, I also think that the companies will continue to produce and their place in the global market will grow. In conclusion, I think that this lifestyle, which is still under development, has great potential in Turkey, but many foundations need to be strengthened in order to turn into a permanent lifestyle.

5.1. Significance of the Study and Further Research Questions

Turkey has a multicultural origin and a rich cultural infrastructure, increases the potential of diversity in lifestyles. Housing is highly dependent on economic capital as well as social and cultural capitals. Due to its dependency on peoples' financial structure, more people tend to look for alternative housing options today in Turkey. Considering the emerging significance of scholarly discussions on tiny housing as an adaptive and affordable housing typology, this study joins the table with the cases in Turkey with extensive analysis on the spatial opportunities, market potential, and user profiles in Turkey. Examining the tiny house lifestyle, which increase its popularity, in a region where it has just begun to spread helps to find the reason for its spread and the potential of the region by comparing the literature. In this way, the existence of a potential market in the case region of this lifestyle has been questioned.

The number of people reached in this study was limited due to time constraints and people's privacy situations. Advancing the current research questions by expanding the case study to reach more potential dwellers and a wider public would be a promising future study. Asking more repetitive questions in future studies in a way that confirms each other is important in terms of approving the answers of the people. The definition of tiny house in the survey could have come after the awareness test so that people with low awareness would not be included in those number. Additionally, spatial features, product design and advertising components of the tiny housing as a dwelling and a way of living would be additional topics of study that would aid a more coherent and holistic picture of the typology in Turkey.

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APPENDICES

APPENDIX A: PARTICIPANT INFORMATION FORM

İzmir Ekonomi Üniversitesi Tasarım Çalışmaları Programı yüksek lisans öğrencisi olarak, Türkiye'deki ortalama 30 metrekare büyüklüğü ile bilinen tiny house ve yayılmakta olan tiny house hareketinin gelecekteki potansiyelini inceliyorum.

Araştırmamın amacı, tiny house yaşam tarzını motivasyonları ve zorluklarıyla birlikte anlamak, potansiyel kullanıcı profillerini kategorize etmek ve Türkiye'nin gelecekteki market pazarını analiz etmektir. Bu çalışma, sizlerin de katılımı ve katkılarıyla tiny house sektörünün ileriye dönük olarak anlaşılmasına yardımcı olacaktır.

Katılım isteğe bağlıdır. Araştırma sonuçları sadece akademik amaçlarla veri toplamak için kullanılacak olup, kişisel bilgileriniz gizli tutulacaktır.

Yardım ve katkılarınız için şimdiden teşekkür ederim.

Özge İlhan

İzmir Ekonomi Üniversitesi Lisansüstü Eğitim Enstitüsü
Tasarım Çalışmaları Yüksek Lisans Programı

APPENDIX B: INTERVIEW QUESTIONS FOR COMPANIES

TINY HOUSE FİRMA RÖPORTAJ SORULARI

: Tarih

Firma Adı:

1. Firma olarak Tiny House alanında olma motivasyonunuz nasıl başladı?
Hedefleriniz nelerdir?

.....
.

2. Firma olarak kendinizi güçlü hissettiğiniz noktalar nelerdir? Hangi alanlarda gelişmeye açık hissediyorsunuz?

.....

3. Kullanıcı profilinizi tanımlar mısınız?

.....
.

4. Tiny house üretim sürecindeki aşamalar nelerdir?

.....
.

5. Kullanıcılardan nasıl geri dönüşler alıyorsunuz? Size en yapıcı/ilginç gelenlerden örnek verebilir misiniz?

.....
.

6. Yurtdışı uygulamaları ve marketi ile kıyaslandığında Türkiye'yi hangi konumda görüyorsunuz?

.....
.

7. Türkiye'de Tiny house yaşam tarzının potansiyel geleceği ile ilgili görüşünüzü belirtiniz.

.....
.

APPENDIX C: INTERVIEW QUESTIONS FOR DWELLERS

TINY HOUSE KULLANICI RÖPORTAJ SORULARI

: Tarih

Kullanıcı Adı:

Kullanım Amacı:

Kullanım Lokasyonu:

Kullanıma Başlama Tarihi:

1. Tiny House yaşam stilini benimsemiş nedeniniz nedir? Bu akımı nereden duydunuz?

.....
.

2. TH'ların ülkemizdeki bilinirliği hakkında ne düşünüyorsunuz? Bir kullanıcı ağına dahil misiniz?

.....
.

3. Kullanım ve karar süreçlerinde karşınıza çıkan zorluklar nedir?

.....
.

4. Etrafınızdan aldığınız geri dönüşler nasıl (olumlu, olumsuz)? Bu yaşam tarzını etrafınıza önerir misiniz?

.....
.

5. Bu yaşamı 1+0 / 1+1 bir ev ile kıyasladığımızda tercihiniz yine bir TH'da mı yaşamak olur? Neden? Sizce tiny house yatırım ya da güvence yapısı olabilir mi?

.....
.

6. Türkiye'de Tiny house yaşam tarzının potansiyel geleceği ile ilgili görüşünüzü belirtiniz.

.....

APPENDIX D: SURVEY QUESTIONS FOR PUBLIC

Tiny House Potansiyel Kullanıcı Anketi

Tiny House, ortalama 30 metrekare büyüklüğünde sabit ya da tekerlekli tasarlanabilen küçük evdir.

* Required

Bilgilendirme:

İzmir Ekonomi Üniversitesi Tasarım Çalışmaları Programı yüksek lisans öğrencisi olarak, Türkiye'deki ortalama 30 metrekare büyüklüğü ile bilinen tiny house ve yayılmakta olan tiny house hareketinin gelecekteki potansiyelini inceliyorum.

Araştırmamın amacı, tiny house yaşam tarzını motivasyonları ve zorluklarıyla birlikte anlamak, potansiyel kullanıcı profillerini kategorize etmek ve Türkiye'nin gelecekteki market pazarını analiz etmektir. Bu çalışma, sizlerin de katılımı ve katkılarıyla tiny house sektörünün ileriye dönük olarak anlaşılmasına yardımcı olacaktır.

Katılım isteğe bağlıdır. Araştırma sonuçları sadece akademik amaçlarla veri toplamak için kullanılacak olup, kişisel bilgileriniz gizli tutulacaktır.

Yardım ve katkılarınız için şimdiden teşekkür ederim.

Özge İlhan

İzmir Ekonomi Üniversitesi Lisansüstü Eğitim Enstitüsü

Tasarım Çalışmaları Yüksek Lisans Programı

1. Yaş aralığınızı belirtiniz. *

Mark only one oval.

- 18-30 yaş arası
 30-50 yaş arası
 50 yaş üstü

2. Çalışma durumunuzu belirtiniz. *

Mark only one oval.

- Öğrenci
 Yeni mezun
 Çalışan
 Emekli
 Çalışmıyor

3. Aylık gelirinizi belirtiniz. (Evlisenez aile gelirinizi belirtiniz.) *

Mark only one oval.

- 8.000 ₺ altı
 8.000-25.000 ₺ arası
 25.000 ₺ üstü

4. Mevcut yaşama durumunuzu belirtiniz. *

Mark only one oval.

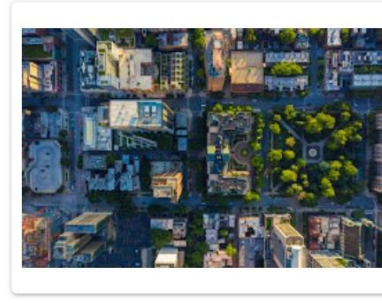
- Ebeveynlerimle birlikte yaşıyorum
- Kendi başıma kirada yaşıyorum
- Ailemle kirada yaşıyorum
- Kendi başıma kendi evimde yaşıyorum
- Ailemle kendi evimde yaşıyorum

5. Yaşamak isteyeceğiniz evin lokasyonu için hangisini tercih edersiniz? *

Mark only one oval.



Şehir merkezi



Şehir içi



Şehir dışı



Şehirden izole

6. Yaşamak isteyeceğiniz evin özelliklerini etki ve önemine göre sıralandırınız. (1:en önemli - *
5: en önemsiz)

Mark only one oval per row.

	1.	2.	3.	4.	5.
Lokasyonu	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bahçesi	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Büyüklüğü	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Kat sayısı	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tasarımı ve kullanım kolaylığı	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Daha önce Tiny House konseptini herhangi bir kaynakta görmüş müydünüz ya da konuyla ilgili bilginiz/ilginiz var mıydı? *

Mark only one oval.

- Evet
 Hayır

Tekerlekli tiny house

Sabit tiny house



8. Ekonomik gücünüzden bağımsız olarak; bahçesi ve verandası olan, içi ihtiyaçlarınız göre tasarlanmış, isteğinize göre sabit ya da tekerlekli bir tiny house'da yaşamayı tercih eder miydiniz?

Mark only one oval.

- Evet
 Hayır

9. Ekonomik durumunuzun değişmesi halinde tercihiniz ne olurdu? *

Mark only one oval per row.

	Diğer konut	Tiny house
Artmış geliriniz ile	<input type="radio"/>	<input type="radio"/>
Ekstrem artmış geliriniz ile	<input type="radio"/>	<input type="radio"/>



Tiny house

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APPENDIX E: SURVEY RESULTS

Tiny House Potansiyel Kullanıcı Anketi

200 responses

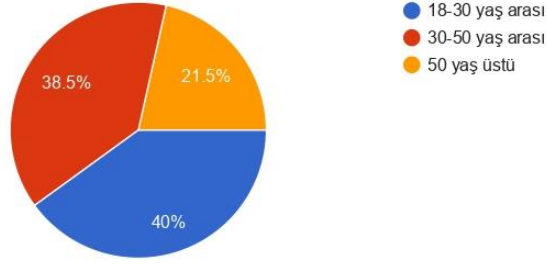
[Publish analytics](#)

Bilgilendirme:

Yaş aralığınızı belirtiniz.

[Copy](#)

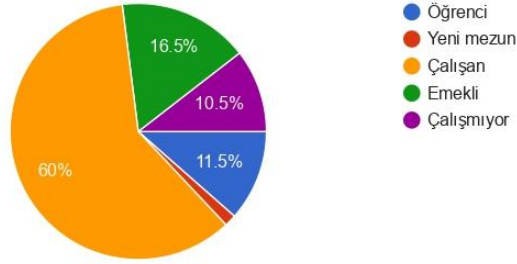
200 responses



Çalışma durumunuzu belirtiniz.

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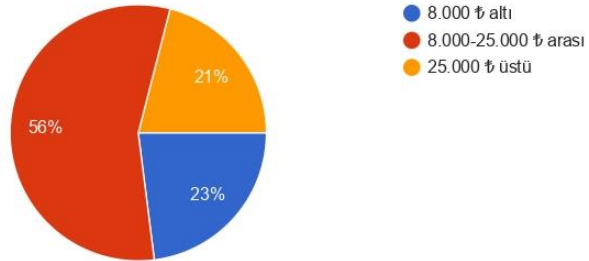
200 responses



Aylık gelirinizi belirtiniz. (Evlisenez aile gelirinizi belirtiniz.)

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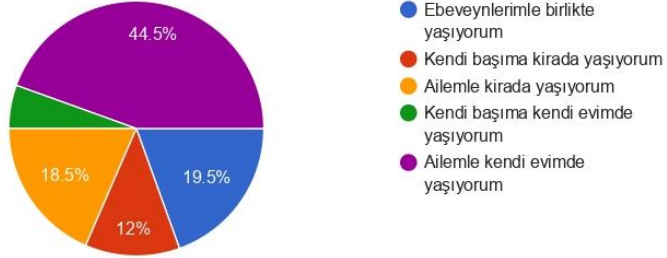
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Mevcut yaşama durumunuzu belirtiniz.

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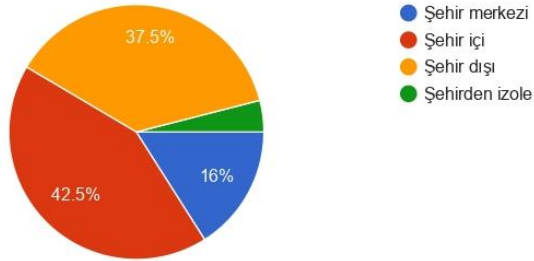
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Yaşamak isteyeceğiniz evin lokasyonu için hangisini tercih edersiniz?

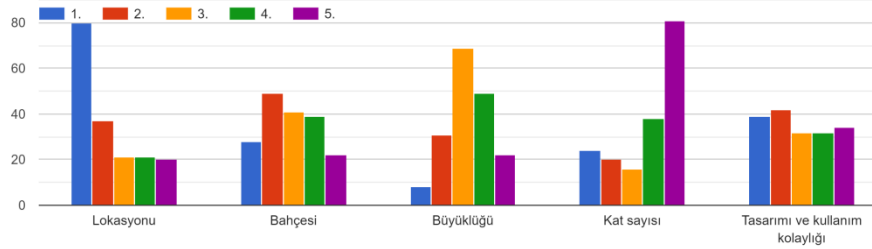
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200 responses



Yaşamak isteyeceğiniz evin özelliklerini etki ve önemine göre sıraladınız. (1:en önemli - 5: en önemsiz)

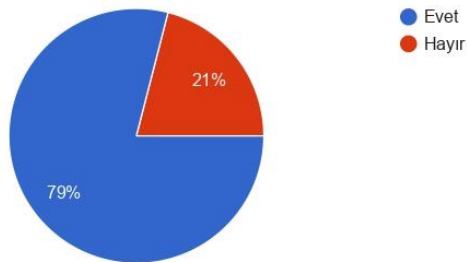
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Daha önce Tiny House konseptini herhangi bir kaynakta görmüş müydünüz ya da konuyla ilgili bilginiz/ilginiz var mıydı?

Copy

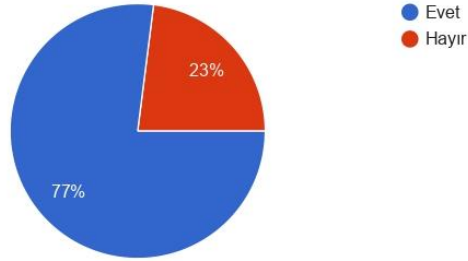
200 responses



Ekonomik gücünüzden bağımsız olarak; bahçesi ve verandası olan, içi ihtiyaçlarınız göre tasarlanmış, isteğinize göre sabit ya da tekerlekli bir tiny house'da yaşamayı tercih eder miydiniz?

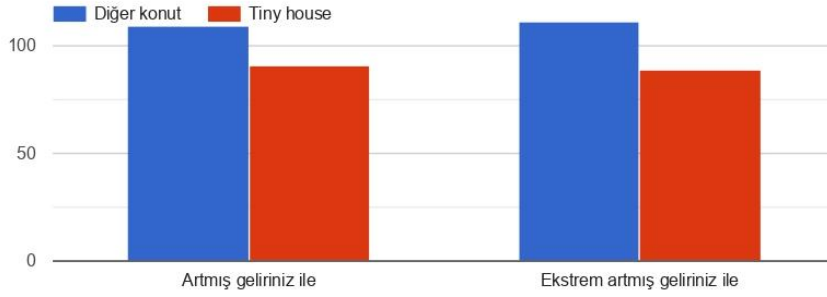
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200 responses



Ekonomik durumunuzun değişmesi halinde tercihiniz ne olurdu?

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*APPENDIX F: 2018 INTERNATIONAL RESIDENTIAL CODE (IRC),
APPENDIX Q TINY HOUSES*

APPENDIX Q - TINY HOUSES

This provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: Appendix Q relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.

SECTION AQ101 - GENERAL

AQ101.1 Scope.

This appendix shall be applicable to tiny houses used as single dwelling units. Tiny houses shall comply with this code except as otherwise stated in this appendix.

SECTION AQ102 - DEFINITIONS

AQ102.1 General.

The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

EGRESS ROOF ACCESS WINDOW. A skylight or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of Section R310.2.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a loft

LOFT, A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

TINY HOUSE. A dwelling that is 400 square feet (37 m²) or less in floor area excluding lofts.

SECTION AQ103 - CEILING HEIGHT

AQ103.1 Minimum ceiling height.

Habitable space and hallways in tiny houses shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in lofts are permitted to be less than 6 feet 8 inches (2032 mm).

SECTION AQ104 - LOFTS

AQ104.1 Minimum loft area and dimensions.

Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AQ104.1.1 through AQ104.1.3.

AQ104.1.1 Minimum area.

Lofts shall have a floor area of not less than 35 square (3.25 m²).

AQ104.1.2 Minimum dimensions.

Lofts shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AQ104.1.3 Height effect on loft area.

Portions of a loft with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50-percent slope), portions of a loft with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

AQ104.2 Loft access.

The access to and primary egress from Lofts shall be of any type described in Sections AQ104 2.1 through AQ104 2.4

AQ104.2.1 Stairways.

Stairways accessing lofts shall comply with this code or with Sections AQ104.2.1.1 through AQ104.2.1.5.

AQ104.2.1.1 Width.

Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

AQ104.2.1.2 Headroom.

The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

AQ104.2.1.3 Treads and risers.

Risers for stairs accessing a loft shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

AQ104.2.1.4 Landing platforms.

The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1880 mm) where the stairway meets the loft. The landing platform shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches (406 to 457 mm) in height measured from the landing platform to the loft floor.

AQ104.2.1.5 Handrails.

Handrails shall comply with Section R311.7.8.

AQ104.2.1.6 Stairway guards.

Guards at open sides of stairways shall comply with Section R312.1.

AQ104.2.2 Ladders.

Ladders accessing lofts shall comply with Sections AQ104.21 and AQ104.22

AQ104.2.2.1 Size and capacity.

Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200- pound (75 kg) load on any rung. Rung spacing shall be uniform within 1/8 inch (9.5 mm).

AQ104.2.2.2 Incline.

Ladders shall be installed at 70 to 80 degrees from horizontal.

AQ104.2.3 Alternating tread devices.

Alternating tread devices accessing lofts shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AQ104.24 Ship's ladders.

Ship's ladders accessing lofts shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall be not less than 20 inches (508 mm)

AQ104.2.5 Loft Guards.

Loft guards shall be located along the open side of lofts. Loft guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less

SECTION AQ105 - EMERGENCY ESCAPE AND RESCUE OPENINGS

AQ105.1 General.

Tiny houses shall meet the requirements of Section R310 for emergency escape and rescue openings.

Exception: Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.