



## INTRODUCTION

The American Institute of Architects Utah Chapter (AIA Utah) and the Community Development Corporation of Utah (CDCU), in collaboration with Salt Lake City Corporation (SLC or City), known together herein afterward as Competition Organizers (Organizers), invite you to share your innovation, creativity, and vision by designing a small residential structure or “Tiny Home.” The design may be a standalone home, a cluster of small cottages in a planned development, or an Accessory Dwelling Unit (ADU) on a lot with a primary residence. Through a separate procurement and contract process, the winning designs may be developed further by SLC or CDCU for future construction within Salt Lake City. This competition is an opportunity for architects, emerging professionals, residential designers, design students, and others to have a direct impact in providing solutions to Salt Lake City’s affordable housing shortage.

## COMPETITION OVERVIEW

Like many places throughout the country, home prices in Salt Lake City are rising faster than the incomes of residents. Recently, a lack of inventory has resulted in a significant increase in prices, making buying a home out of reach for many. Recent data shows that in Salt Lake County, the median home price increased 17% over the past year, while active listings along the Wasatch Front have dropped between 11% and 32% over the same time period.

The City’s housing plan, *Growing SLC*, addresses this housing crisis through several forward-thinking objectives and measurable goals. In addition to addressing zoning policies that have been barriers to affordable housing development, the plan also identifies the need for a diversity of housing types. Goal 1, Objective 3 of the plan states that the City should “lead in the the development of new affordable housing types, as well as construction methods that incorporate innovative solutions to issues of form, function, and maintenance” and that “small lot developments, cottage courts, and tiny homes are examples of housing trends that do not meet current zoning regulations but may be appropriate in some situations.”

The purpose of the Empowered Living SLC Design Competition is to seek assistance from the design community in providing innovative solutions to the City’s housing shortage through the design of smaller residential units that could be located 1) in the yard of a primary residence (an ADU) or 2) on its own or part of a cluster of homes (Tiny Homes). Entries for this competition should address affordability as well as livability. By increasing the types of housing options, we can help meet the needs of households seeking places to live, particularly those who are low- and moderate-income. Under a separate procurement and contract process, submitted plans may be further developed through construction documents and built throughout Salt Lake City.

## DATES AND DEADLINES

July 21, 2021	Press Conference / Competition Launch / Registration opens
September 10, 2021	Registration Deadline
September 17, 2021	Final Day for Questions
September 24, 2021	Questions Answered
October 29, 2021	Submissions Due by 5:00 pm MST
November 24, 2021	Jury Deliberations Completed
December 2021 (TBD)	Awards Gala (in person / virtual) - Winners Announced

## ELIGIBILITY

Empowered Living SLC looks to draw on the diverse experiences and expertise of design and homebuilding professionals. It presents an opportunity for these individuals to have a direct impact in providing solutions to Salt Lake City's affordable housing shortage. We will accept submissions from architects, emerging professionals, residential designers, design students, and others. Competition Organizers, jury members, and immediate family members of competition jurors are ineligible. An employee of the competition organizers or jurors is eligible to submit an entry if that entry is prepared without any assistance from the employer, including but not limited to, providing advice, materials, and facilities.

## ENTRY

Interested parties are required to register for the competition before submitting their entries. To complete registration, entrants must submit a \$50 Registration Fee. Registration can be completed at [bit.ly/empoweredlivingdesign](https://bit.ly/empoweredlivingdesign).

Registration fees can be paid online with a credit card. All payments are final; no refunds will be made to registered competitors who do not submit an entry. An entry can be submitted by an individual, a team, or a firm/studio. Competitors may submit multiple entries, but a separate fee must be paid for each entry.

Submissions need to address the full requirements as listed below for either of the following options:

Option 1 - Accessory Dwelling Unit (ADU)

Option 2 - Tiny Home

Submissions can be made for either or both options but must be submitted as separate entries.

## CONTEXT

Home is more than where you reside. This competition is an opportunity to explore the essential characteristics of home, which include, but are not limited to:

- permanence
- durability
- sustainability
- dwelling
- stories and memories
- embodied habitation (evidence of history and family)
- safety and refuge
- hospitality
- orientation
- affiliation and belonging
- health

## SITE

The design of the structure should consider one or more of the following site conditions. These are not actual sites, but represent the various types of sites where a Tiny Home or ADU structure may be constructed in Salt Lake City:

1. A standalone site - very small residual site for a single, standalone residence
2. A cluster site - a larger parcel where multiple residences could be located in a small planned development
3. An accessory dwelling site where the residence may be located in a rear or side yard of a primary structure
4. An accessory dwelling or subdivided lot where the residence may be located at the rear of a lot, but which may have frontage to a public or semi-public way such as an alley or transit corridor.

You may design a Tiny Home or ADU to be applicable to any or all of these site scenarios.

## PROGRAM

### Option 1 - ADU

Comply with all requirements listed in this document, but also comply with Utah adopted 2015 IRC Codes, <https://up.codes/viewer/utah/irc-2015>. The maximum allowable size is 650 square feet.

## Option 2 - Tiny Home

Comply with all requirements listed here but also comply with Utah Adopted 2015 IRC Codes including Appendix Q. The maximum allowable size is 400 square feet.

[https://up.codes/viewer/utah/irc-2015/chapter/new\\_Q/tiny-houses#new\\_Q](https://up.codes/viewer/utah/irc-2015/chapter/new_Q/tiny-houses#new_Q)

### DWELLING UNIT

The object of the competition is to design a home (Option 1 or Option 2) suitable for one or two persons as a permanent residence. The home should provide the basic needs of shelter and comfort, while, to the greatest extent possible, promoting one's *sense of place* among the community of which it is a part.

A list of spaces required in both Options 1 and 2 are as follows:

- Sleeping Space
- Living Space
- Cooking Space
- Bathroom space including sink, shower, and toilet at a minimum
- Spaces to accommodate storage needs

Universal and innovative arrangements are encouraged, but constructability and economy should take precedent. Finishes are left to the discretion of the designers, but durability and low maintenance interiors and exteriors are important.

### CRITERIA

Home designs should be focused on the following five criteria, which the jury will also use to determine winning entries: affordability, durability, sustainability, accessibility, and livability. A description of and the points available for the criteria are listed below.

#### Affordability (30%)

As mentioned previously in this document, one of the objectives of this design competition is to increase the supply of housing that is available in Salt Lake City, especially for low- and moderate-income households. Competitors should pay particular attention to designing homes that are cost-effective to both construct and own, which increases affordability to a range of incomes. This could be achieved through innovative construction methods, design choices, material selections, etc. However, all considerations should be attentive to long-term durability as explained further below. A statement of probable costs is not required in the submittal, but highly recommended to help with judging in this category.

### Durability (10%)

Submissions should exhibit the use of materials that are durable and can withstand both the extreme changes in temperature in the Salt Lake City climate as well as daily “wear and tear” of the home. Given that space is reduced in both types of housing options, it is important to consider how the unit will be used on a regular basis and the types of materials, fixtures, appliances, etc. that will resist degradation over a long period of time.

### Sustainability (15%)

Homes should be designed with sustainability as a key component. We encourage submissions to incorporate renewable and recycled building materials and design features such as passive thermal design practices. Submissions should incorporate renewable energy sources, such as solar panels, and use sustainable building methods and construction techniques that create less waste. Sustainable design is a key consideration in winning entries as a way to be environmentally responsible and to reduce the ownership and maintenance costs, including through reducing utility costs for income-restricted households.

### Accessibility (10%)

Submissions should consider various approaches to accessibility in their design. While the IRC 2015 code does not require compliance with the Americans with Disabilities Act (ADA) this competition values accessibility within the design of each ADU or Tiny Home as it will make them more flexible to serve the needs of a greater population including disabled persons. Please reference ICC A117.1 regarding design requirements and consider the minimum space requirements to allow for each home to be converted into a fully ADA compliant home if needed.

### Livability (35%)

A livable home is one that considers the changing needs of various occupants. Homes should be safe, healthy, and environmentally friendly structures and should allow residents to live independently. Submissions should consider how reduced square footage can be livable by addressing, at a minimum, the use of space, healthy materials, low-energy fixtures, window placement, safe environments, and connection to the outside community.

## COMPETITION RULES

Rules and Regulations laid out in this section incorporate all terms and conditions of the competition. The Competition is presented and managed via Submittable.

- Pay Entry Fee (as listed above)
- Meet all competition deadlines (as listed above)
- Meet all competition eligibility requirements (as listed above)

## COMPETITION PROCESS

Phase I - Registration: Upon completion of online registration and payment, competitors will receive an email message with receipt and additional registration confirmation. The following information will be required as part of the registration process:

1. Project Title
2. Submitters Name / Firm / Team / or School Name
3. Contact information: Provide contact information, including name, physical address, email address, and phone number. For team submissions, provide the above information for the primary point of contact.

Phase II - Submission: In order to ensure fair evaluation of all entries, competitors may only submit digital files (PDF). Include the following as part of the submission:

1. Registration Confirmation and Project Title
  - a. Important: Do not include identifying information of any kind (team / firm name, individual names, or logos) on the project narrative, digital board, or representative image. Inclusion of identifying information will result in disqualification.
2. Design Concept Narrative
  - a. 1500 Words Maximum
  - b. Provide a thorough description of your design concept, providing information as to how it addresses the five criteria outlined above. While a cost breakdown is not required, an estimate of the costs of construction should be included within the narrative.
3. Digital Presentation Board
  - a. 30" x 42" (1 Board Only)
  - b. 300 dpi Resolution
  - c. Format PDF
  - d. Orientation of Board: Landscape
  - e. Content and verbiage of this board is at your discretion but should at a minimum include, floorplan, building elevations, section cut, 3D representation of the design, and site plan.
  - f. Board should represent the design and provide graphics and text in support of the narrative and the five competition criteria.
4. People's Choice Award
  - a. 200 Word Description
  - b. Jpeg Image
  - c. This image would appear in a gallery of the public choice voting program.

The competition staff will examine entries prior to jury review to determine whether each entry complies with the Competition Rules and Regulations and Submission Requirements. Organizers reserve the right to disqualify entries that do not meet the requirements. Disqualified entries will not be viewed by the jury and will not receive a refund.

## ANONYMITY

The competition is anonymous. Competitors are required to omit any identifying marks from their submission materials. The jury will not receive any information regarding the authorship of any entries submitted. Competitors must not communicate with any jury member about the competition or their entries in any way prior to the official announcement of the winners. Any Competitor or juror found in violation of this rule will be disqualified immediately. Jurors are required to excuse themselves from discussion or voting if they can determine the identity of a Competitor.

## COMPETITION WINNERS

Submission of an entry shall constitute and signify a Competitor's consent to the use of their name, address (city and state only), voice and/or photograph for commercial, advertising, and promotional purposes without further compensation.

In Stage 1, a block of finalists will be selected by a seated jury on the basis of the five criteria listed above. The number of winners will be determined by the Organizers and the jury based on the total entries received. The winning designs will be offered for public display and compiled in a graphic publication.

Prizes for winners in each of the categories (Option 1 and Option 2) will be awarded as follows:

Prize Winner - \$500 cash award

Grand Prize Winner - \$1,000 cash award

Additionally, the winners will receive:

1. Recognition Certificate.
2. Recognition at an Awards gala event hosted by the Organizers.
3. May have the opportunity to present the design to members of AIA Utah and Urban Design Utah.
4. May have the opportunity to present the design to members of Salt Lake City Mayor's Office, planning commission, City Council, and others.
5. Recognition in AIA Utah's Quarterly Magazine, *Reflexion*.
6. Mention on AIA Utah's Website.
7. The jury may also bestow Honorable Mention Awards at their discretion, but there is no cash prize given.

## OWNERSHIP AND USE OF DESIGNS

All materials submitted as part of a competition entry, including but not limited to drawings, renderings, photographs, photocopies, and digital files, shall become the sole and exclusive property of the City. All competitors grant to each of the Organizers a worldwide, perpetual, royalty-free, non-exclusive right to use, copy, distribute, translate, modify, display, and prepare derivative works of entries, as well as the right to authorize such uses by others, in any medium now known or hereafter devised, for any purpose, including, but not limited to, development of construction documents, construction, publication, and exhibition of the competition. Organizers will make reasonable efforts to credit competitors at all times.

It is anticipated that CDCU and SLC may select from the list of finalists to further develop the design through construction documents, which would occur through a separate procurement and contract process. In the event of such a decision by CDCU or SLC, a separate contract for that work would be negotiated. In such event, the finalist may be asked to be a subcontractor to a respondent of the respective procurement process. While the Organizers desire to construct the winning design(s) and expect the winning entrant(s) to collaborate and contribute in the design and construction process, participation in or award of a prize under the competition does not guarantee that a further scope of work will be developed or a contract will be negotiated.

By submitting an entry, competitors certify that the materials and ideas submitted to the competition are original and have not been previously published. Competitors additionally certify that neither their entry, nor the use thereof, violates, infringes, or otherwise conflicts with any copyright, trademark, or property right of any third party.

Competitors acknowledge that Organizers and their sponsors may exhibit all competition entries in an online gallery, and a selection of competition entries may be chosen for physical exhibition through publication and/or public display following the announcement of the winners. Organizers will make reasonable efforts to notify competitors of any public exhibition or display of entries through correspondence with the primary contact listed on the Entry Form.