



# Building Guide

Colorado Chapter of the International Code Council

## Single Family Residential One Story Detached Garage

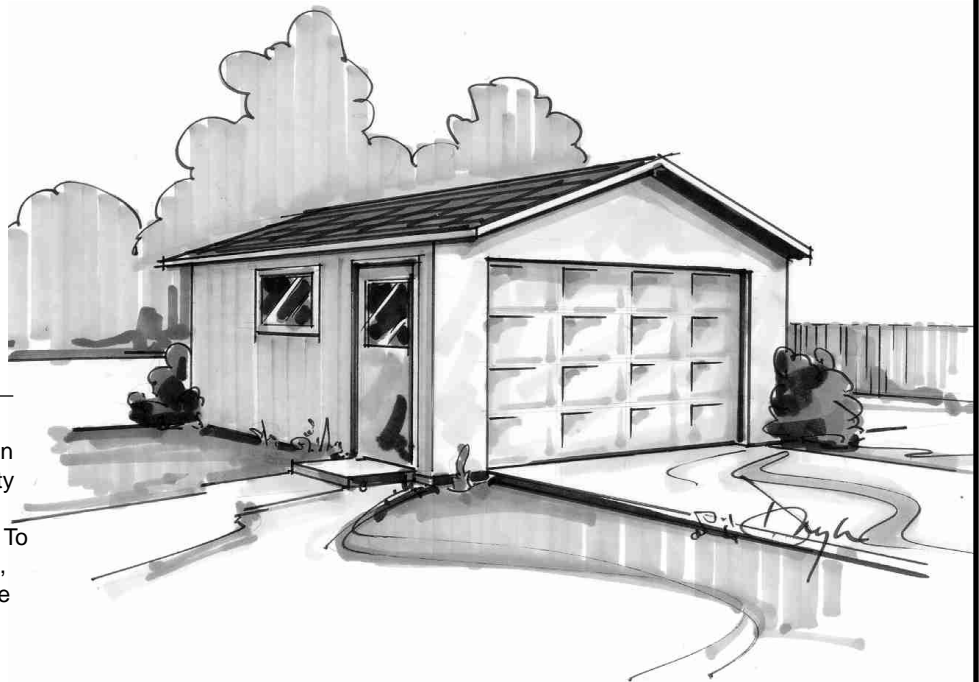
### How to Use this Guide

Provide two sets of plans and complete the following:

- 1 Complete this Building Guide** by filling in the blanks on page two and three, and indicating which construction details will be used.
- 2 Provide 2 Plot Plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines, drawn to scale.
- 3 Fill out a building permit application.**

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001.  
<http://www.coloradochaptericc.org>



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2006 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

  
 Town of  
**Parker** COLORADO  
 20120 E. Mainstreet • Parker, CO • 80138

# Single Family Residential One Story Detached Garage

## Directions

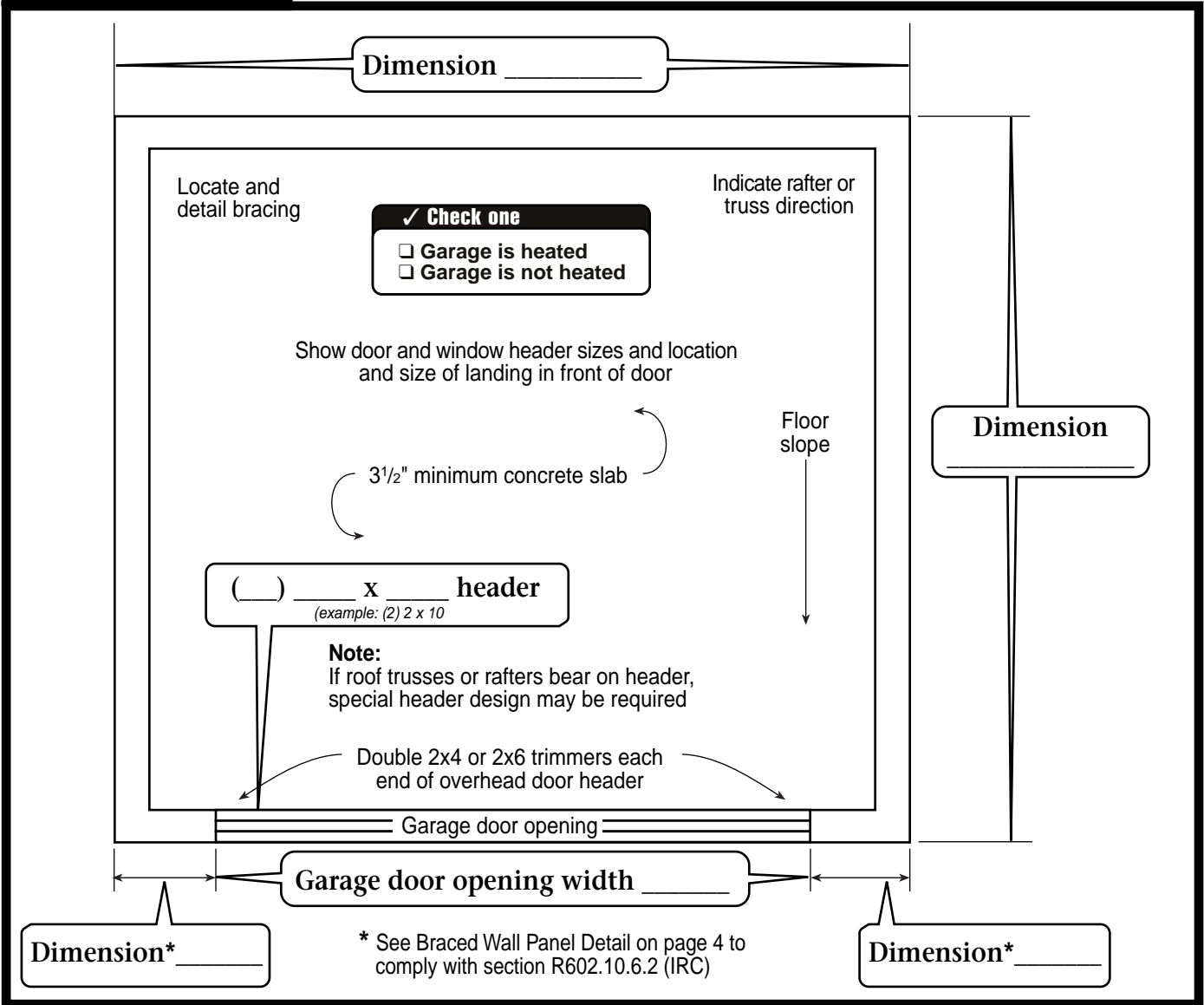
1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.

Address: \_\_\_\_\_

2. Indicate in the check boxes on page 3 which detail from page 4 will be used.

Note: Heated garages may require special provisions.

## Floor Plan



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Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

Truss or 2x \_\_\_\_\_ rafters spaced \_\_\_\_\_" O.C.  
(example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.)

Sheathing \_\_\_\_\_  
(example: 1/2" exterior plywood)

Minimum 1x \_\_\_\_\_ ridge board  
(example: 1 x 12)

Roof covering \_\_\_\_\_  
(example: Class A 3 tab shingles)

Underlayment \_\_\_\_\_  
(example: 1 layer 15# felt)

12 pitch \_\_\_\_\_

Ceiling Insulation \_\_\_\_\_  
(If heated - example: R-38)

2x \_\_\_\_\_ ceiling joists @ \_\_\_\_\_ O.C.  
(example: 2 x 8 @ 24" O.C.)

Double 2x \_\_\_\_\_ top plate  
(example: 2 x 6)

Span \_\_\_\_\_  
(example: 23' 5")

Ceiling height \_\_\_\_\_  
(example: 8')

Siding \_\_\_\_\_  
(example: lap or T-111)

Wall sheathing \_\_\_\_\_  
(example: 1/2" exterior plywood)

2x \_\_\_\_\_ studs @ \_\_\_\_\_ O.C.  
(example: 2 x 6 @ 24" O.C.)

Cont. 2x \_\_\_\_\_ sill plate  
(example: 2 x 6)

Wall Insulation \_\_\_\_\_  
(If heated - example: R-19 Fiberglass Batts)

Footing size \_\_\_\_\_ x \_\_\_\_\_  
(example: 8" x 16")

## Building Section

Provide roof tie downs  
Solid 2x blocking between rafters that are 2x12 or greater

Span

**Note:** Pre-engineered roof trusses w/truss clips may be used in lieu of roof structure shown.

Diagonal wind bracing or braced wall panels @ corners and each 25' of wall.

Concrete Encased Ground required for new service

✓ **Check one**

Foundation Detail A

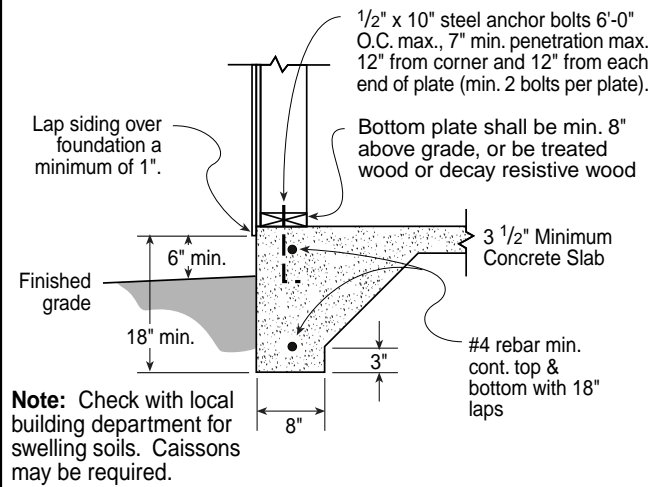
Foundation Detail B

(see page 4)

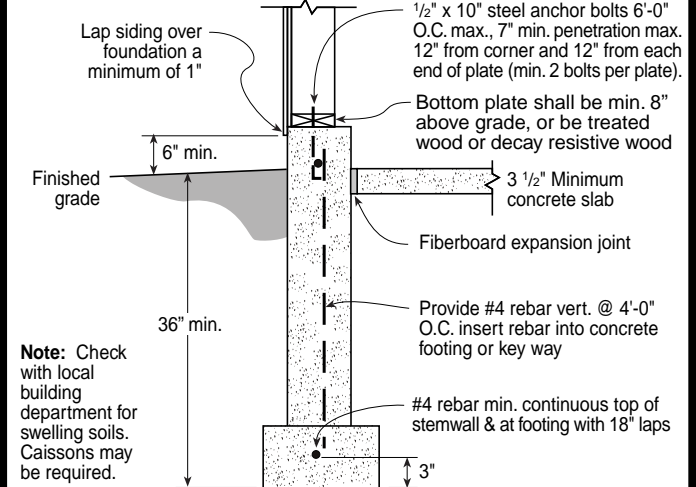
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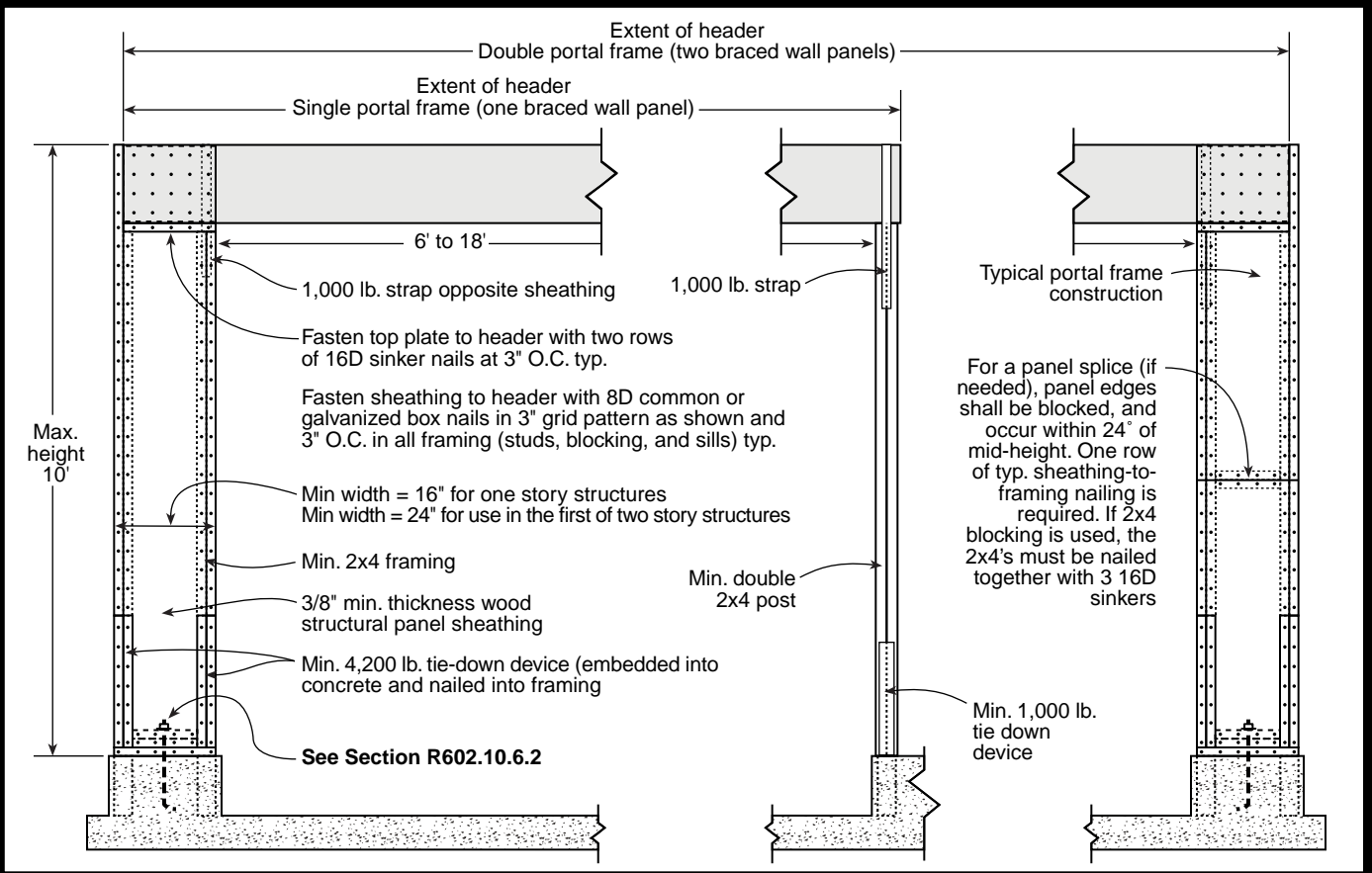
## Foundation Detail A



## Foundation Detail B



## Braced Wall Panel Detail



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