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.

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2003 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.
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.
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

Dimension __________

Locate and detail bracing

Check one

☐ Garage is heated
☐ Garage is not heated

Show door and window header sizes and location and size of landing in front of door

3½” minimum concrete slab

(____) _____ x ____ header
(ex: (2) 2 x 10

Note:
If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening

Garage door opening width _______

Dimension*_______ * 2’ 8” minimum, with plywood sheathing on outside of entire wall with hold downs. If less than 2’ 8”, engineering may be required.

Dimension*_______

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Building Section

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

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.

Check one

- Foundation Detail A
- Foundation Detail B
  (see page 4)

Truss or 2x____ rafters spaced ___" O.C.
  (example: Put checkmark in box - or - 2x 10 Rafter Spaced 24" O.C.)

Minimum 1x____ ridge board
  (example: 1 x 12)

Sheathing
  (example: 1/2" exterior plywood)

Roof covering
  (example: Class A 3 tab shingles)

Underlayment
  (example: 1 layer 15# felt)

Rooftie downs
Solid 2x blocking between rafters that are 2x12 or greater

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.

12 pitch ___

Truss or 2x____ rafters spaced ___" O.C.
  (example: Put checkmark in box - or - 2x 10 Rafter Spaced 24" O.C.)

Minimum 1x____ ridge board
  (example: 1 x 12)

Sheathing
  (example: 1/2" exterior plywood)

Roof covering
  (example: Class A 3 tab shingles)

Underlayment
  (example: 1 layer 15# felt)

Minimum 1x____ ridge board
  (example: 1 x 12)

Sheathing
  (example: 1/2" exterior plywood)

Roof covering
  (example: Class A 3 tab shingles)

Underlayment
  (example: 1 layer 15# felt)

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**Single Family Residential One Story Detached Garage**

### Foundation Detail A

Lap siding over foundation a minimum of 1".

Finished grade

Note: Check with local building department for swelling soils. Caissons may be required.

1/2" x 10" steel anchor bolts 6'-0" O.C. max., 7" min. penetration max. 12" from corner and 12" from each end of plate (min. 2 bolts per plate).

Bottom plate shall be min. 8" above grade, or be treated wood or decay resistive wood

3 1/2" Minimum Concrete Slab

#4 rebar min. cont. top & bottom

### Foundation Detail B

Lap siding over foundation a minimum of 1"

Finished grade

Note: Check with local building department for swelling soils. Caissons may be required.

1/2" x 10" steel anchor bolts 6'-0" O.C. max., 7" min. penetration max. 12" from corner and 12" from each end of plate (min. 2 bolts per plate).

Bottom plate shall be min. 8" above grade, or be treated wood or decay resistive wood

3 1/2" Minimum concrete slab

Fiberboard expansion joint

Provide #4 rebar vert. @ 4'-0" O.C. insert rebar into concrete footing or key way

#4 rebar min. continuous top of stemwall & at footing

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