

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:

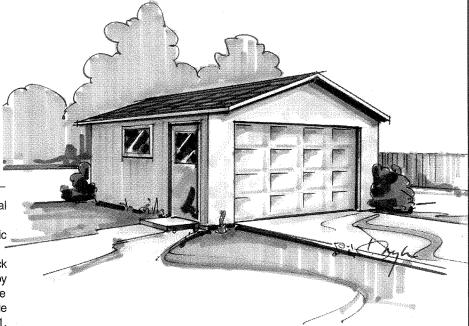
- **1 Complete this Building Guide** by filling in the blanks on page two and three, and indicating which construction details will be used.
- **2 Provide 2 Plot Plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property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

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.





Building Division

Community Development 1 DesCombes Drive Broomfield, CO 80020

303.438.6370 303.438.6297 FAX www.ci.broomfield.co.us

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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 Dimension Locate and Indicate rafter or detail bracing truss direction ☐ Garage is heated ☐ Garage is not heated Show door and window header sizes and location and size of landing in front of door Floor Dimension slope 31/2" minimum concrete slab header (example: (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 Dimension* with hold downs. If less than 2'8", engineering may be required.

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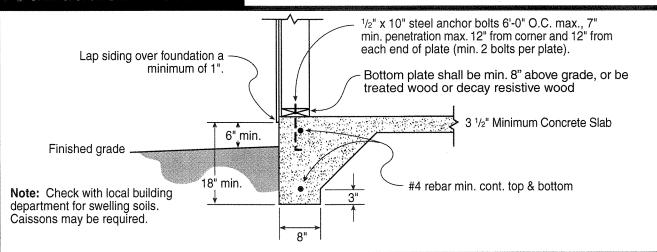
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Single Family Residential One Story Detached Garage Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material. Sheathing " O.C. \Box Truss or 2x rafters spaced (example: 1/2" exterior plywood) (example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" O.C.) Minimum 1x Roof covering _ridge board (example: Class A 3 tab shingles) (example: 1 x 12) Underlayment_. (example: 1 layer 15# felt) **Building Section** pitch Ceiling Insulation Provide roof tie downs (If heated - example: R-38) Solid 2x blocking between rafters that are 2x12 or greater 0.C. ceiling joists @ (example: 2 x 8 @ 24" O.C.) Double 2x_ top plate (example: 2 x 6) Span Span (example: 23' 5") Note: Pre-engineered roof trusses w/truss clips may be used in lieu of Ceiling height roof structure shown. Siding Diagonal wind bracing or braced wall panels @ corners and each 25' of wall. (example: lap or T-111) Wall sheathing (example: 1/2" exterior plywood) studs@ O.C. (example: 2 x 6 @ 24" O.C.) _sill plate Cont. 2x (example: 2 x 6) Wall Insulation (If heated - example: R-19 Fiberglass Batts) □ Foundation Detail A ☐ Foundation Detail B (see page 4) Footing size (example: 8" x 16") This handout was developed by the Colorado Chapter of the **Building Division** International Code Council as a basic plan submittal under the 2003 International Residential Code. It is not intended **Community Development** 303.438.6370 to cover all circumstances. Check with your Department of 1 DesCombes Drive 303.438.6297 FAX Building Safety for additional requirements. Broomfield, CO 80020

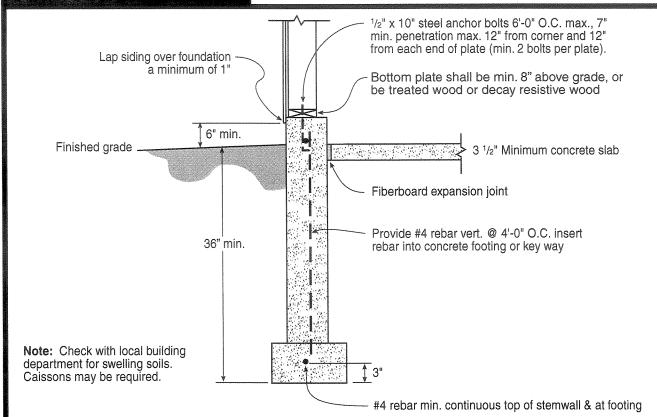
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Foundation Detail A



Foundation Detail B



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