

Building Guide

Colorado Chapter of the International Code Council

Single Family Residential One Story Detached Garage

How to Use this Guide

Provide one set of plans, drawn to scale and complete the following (hint: use graph paper with $\frac{1}{4}$ " squares. Example: $\frac{1}{4}$ " = 1'): Check with your jurisdiction for additional requirements.

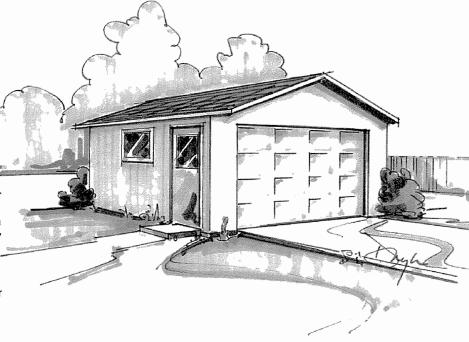
- **1 Complete this Building Guide** by filling in the blanks on page two and four, and indicating which construction details will be used.
- **2 Provide 1 Plot Plan** (site plan) showing dimensions of your project and its relationship to existing buildings or structures on the property and the distance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

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 2012 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 PHONE: 303.438.6370 1 DesCombes Drive FAX: 303.438.6207 Broomfield, CO 80020 www.broomfield.org

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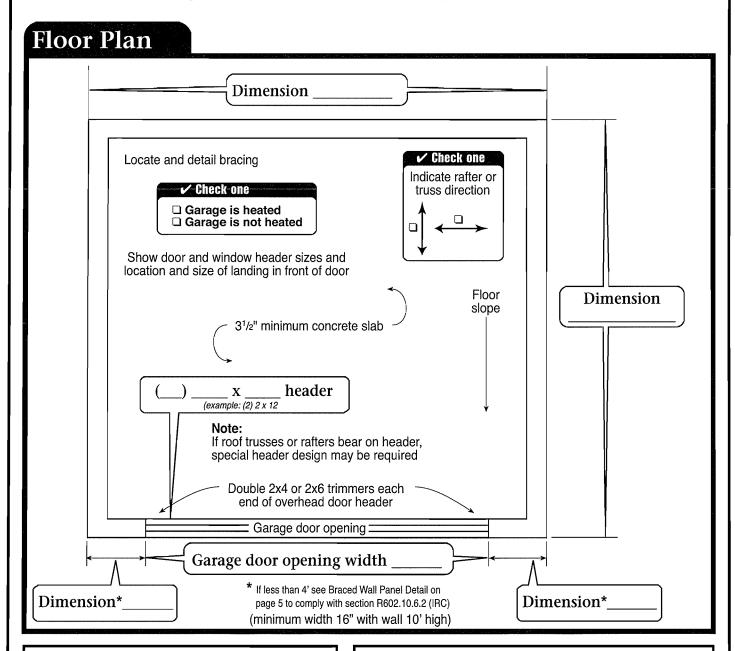
Directions

1. Fill in the blanks on pages 2 and 4 with dimensions and materials which will be used to build the structure. Please print legibly.

Address:		

2. Indicate in the check boxes on page 4 which details from page 5 will be used.

Note: Heated garages will require insulation, such as ceilings, walls, and foundation.



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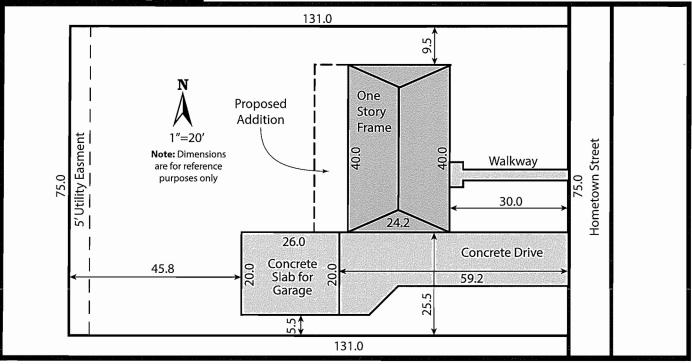
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Site Plan Example



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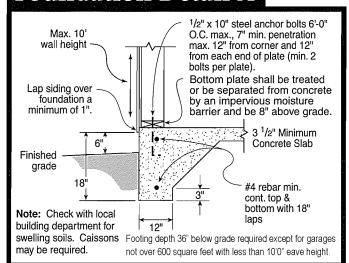
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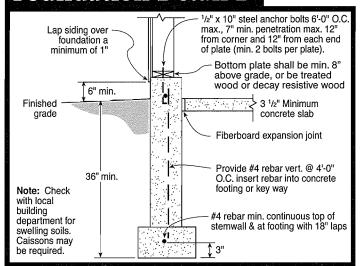
Single Family Residential One Story Detached Garage Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material. Sheathing \Box Truss or 2xrafters spaced (example: 1/2" exterior plywood) (example: Put checkmark in box -or- 2 x 10 Rafters Spaced 24" Roof covering Minimum 1x ridge board (example: 1 x 12) (example: Class A 3 tab shingles) Underlayment (example: 1 layer #15 felt) **Building Section** 12 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.) 1x4" collar ties @ 48" 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. (example: 8') Diagonal wind bracing or braced wall panels Siding @ corners and each 20' of wall. (example: lap or T-111) Wall sheathing (example: 1/2" exterior plywood) Max.107 wall height studs @ O.C. (example: 2 x 6 @ 24" O.C.) Cont. 2x Concrete Encased Ground sill plate (example: 2 x 6) required for new service Wall Insulation (If heated - example: R-20 Fiberglass Batts) Check one □ Foundation Detail A ☐ Foundation Detail B Foundation Insulation (see page 5) (If heated - example: R-10) 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 Community Development PHONE: 303.438.6370 the 2012 International Residential Code. It is not intended to 1 DesCombes Drive FAX: 303.438.6207 cover all circumstances. Check with your Department of Broomfield, CO 80020 www.broomfield.org Building Safety for additional requirements.

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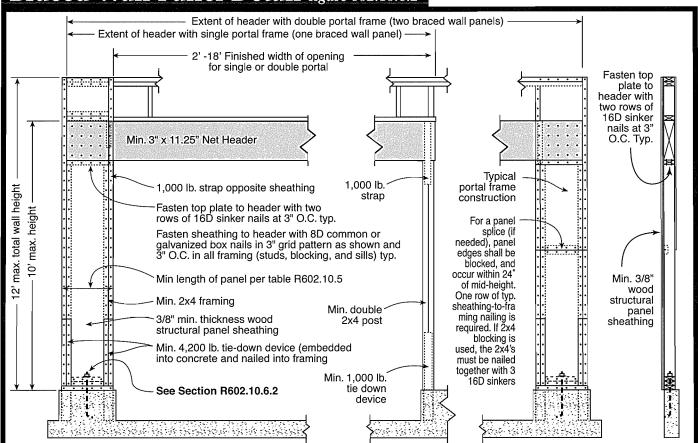
Foundation Detail A



Foundation Detail B



Braced Wall Panel Detail figure 602.10.6.2



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