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.
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
  (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*

- * See Braced Wall Panel Detail on page 4 to comply with section R602.10.6.2 (IRC)

Address:

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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____rafter spaced ___" O.C. (example: Put checkmark in box -or- 2 x 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)
- Check one
  - Foundation Detail A
  - Foundation Detail B
    (see page 4)
  - 12 pitch _____

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

Concrete Encased Ground required for new service

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

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)

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

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**Foundation Detail A**

- Lap siding over foundation a minimum of 1".
- Bottom plate shall be min. 8" above grade, or be treated wood or decay resistant wood.
- 3 1/2" Minimum Concrete Slab
- #4 rebar min. cont. top & bottom with 18" laps

**Foundation Detail B**

- Lap siding over foundation a minimum of 1".
- Bottom plate shall be min. 8" above grade, or be treated wood or decay resistant wood.
- 3 1/2" Minimum Concrete Slab
- #4 rebar min. cont. top & bottom with 18" laps

**Braced Wall Panel Detail**

- Extent of header
  - Double portal frame (two braced wall panels)
  - Single portal frame (one braced wall panel)

- 1,000 lb. strap opposite sheathing
- Fasten top plate to header with two rows of 16D sinker nails at 3" O.C. typ.
- Fasten sheathing to header with 8D common or galvanized box nails in 3" grid pattern as shown and 3" O.C. in all framing (studs, blocking, and sills) typ.
- Min width = 16" for one story structures
  - Min width = 24" for use in the first of two story structures
- Min. 2x4 framing
- 3/8" min. thickness wood structural panel sheathing
- Min. 4,200 lb. tie-down device (embedded into concrete and nailed into framing)

- See Section R602.10.6.2

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