Building Guide
Colorado Chapter of the International Code Council

Single Family Residential
One Story Detached Garage

How to Use this Guide
Check with your jurisdiction regarding type of submittal (paper or electronic) and additional requirements. Draw to scale and complete the following (hint: use graph paper with \( \frac{1}{4} ^{\circ} \) squares. Example: \( \frac{1}{4} ^{\circ} = 1' \)).

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 2 Plot Plans (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 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

City of Englewood
Building Division
1000 Englewood PKWY
Englewood, CO 80110
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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.

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.

Floor Plan

Locate and detail bracing

☐ 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

(example: (2) 2 x 12

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

* If less than 4' see Braced Wall Panel Detail on page 5 to comply with section R602.10.8.2 (IRC) (minimum width 16" with wall 10' high)

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Site Plan Example

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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")
- Sheathing (example: 1/2" exterior plywood)
- Minimum 1x__ ridge board (example: 1 x 12)
- Roof covering (example: Class A steel shingles)
- Underlayment (example: 1 layer #15 felt)
- 12__ pitch

Building Section

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

1x4" collar ties @ 48" O.C.

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 20' of wall.

Max. 10' wall height

Concrete Encased Ground required for new service

☐ Check one
☐ Foundation Detail A
☐ Foundation Detail B
(see page 5)

Ceiling Insulation
(example: R-30)

2x__ ceiling joists @ ___ O.C.
(example: 2 x 6 @ 24" O.C.)

Double 2x__ top plate
(example: 2 x 6)

Span
(example: 23' 6")

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 decay resistant)

Wall Insulation
(example: R-20 Fiberglass Batt)

Foundation Insulation
(example: R-10)

Footing size__ x
(example: 8" x 18")

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