How to Use this Guide
Provide two sets of plans, drawn to scale and complete the following (hint: use graph paper with ¼” squares. Example: ¼” = 1 ‘):

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 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 2009 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.
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 details from page 4 will be used.

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

Address:

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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.

- Truss or 2x__ rafters spaced __" O.C. (example: Put checkmark in box -or- 2 x 10 Rafters 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)

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.

Concrete Encased Ground required for new service

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

Span

Note: For roofs with slopes less than 4:12, follow manufacturer’s instructions for low slope application of roofing material.

- Ceiling Insulation (If heated - example: R-38)
- 2x__ ceiling joists @ ___ O.C. (example: 2 x 8 @ 24" O.C.)
- Double 2x__ top plate (example: 2 x 6)
- Span (example: 23' 5")
- 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)
- Wall Insulation (If heated - example: R-20 Fiberglass Batts)
- Foundation Insulation (If heated - example: R-10)
- Footing size ___ x ___ (example: 8" x 16")

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Foundation Detail A

- 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 treated or be separated from concrete by an impervious moisture barrier and be 8" above grade
- #4 rebar min. conf. top & bottom with 18" laps
- Lap siding over foundation a minimum of 1".

Finished grade

- 6" min.
- 18" min.
- 4" min.

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

Foundation Detail B

- 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
- Fiberboard expansion joint

Lap siding over foundation a minimum of 1".

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

Braced Wall Panel Detail figure 602.10.3.3

- Extent of header
  - Single portal frame (one braced wall panel)
  - Double portal frame (two braced wall panels)
- Min. 3" x 11.25" Net Header
- 6' to 18'
- 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)
- Min. double 2x4 post
- Min. 1,000 lb. tie down device

See Section R602.10.3.3

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