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

3 1/2" minimum concrete slab

(x ) header

(example: 2) 2 x 10

Note:
If roof trusses or rafter bear on header, special header design may be required

Double 2 x 4 or 2 x 6 trimmers each end of overhead door header

Garage door opening width

* See Braced Wall Panel Detail on page 4 to comply with section R602.10.8.2 (IRC)

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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 =/= 2x10 rafters spaced 24" O.C.)

- Sheathing
  (example: 1/2" exterior plywood)

- Minimum 1x____ridge board
  (example: 1 x 12)

- Roof covering
  (example: Class A 3 tab shingles)

- Underlayment
  (example: 1 layer 15# felt)

- 12
  pitch

- 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' 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)

- Wall Insulation
  (if heated - example: R-19 Fiberglass Batt)

- Footing size
  (example: 8' x 16' 6"

Building Section

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

- Span
  Note: Pre-engineered roof trusses with 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

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

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Foundation Detail A
1\(\frac{1}{2}\)" 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 resistant wood

Lap siding over foundation a minimum of 1".

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

Foundation Detail B
1\(\frac{1}{2}\)" 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 resistant wood

Lap siding over foundation a minimum of 1".

Fiberboard expansion joint

Provide #4 rebar vert. @ 4'-0" O.C. Insert rebar into concrete footing or key way

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

Braced Wall Panel Detail

Extent of header
Double portal frame (two braced wall panels)

Extent of header
Single portal frame (one braced wall panel)

6' to 18'

1,000 lb. strap opposite sheathing

Fasen top plate to header with two rows of 16D sinker nails at 3" O.C. typ.

Fasen sheathing to header with 8D common or galvanized box nails in 3" grid pattern as shown and 3" O.C. in all framing (stud, blocking, and eves) 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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