

Single Family Detached Garage

Building Guide

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The purpose of this guide is to assist you in the permit process for your project. This handout is intended as a basic plan submittal under the 2006 International Residential Code. It is not intended to cover all circumstances. Depending on the scope and complexity of your project, additional and/or more detailed plans might be required.

How to Use this Guide:

1. Complete this Building Guide

Fill in the blanks on page two (2) and indicate which construction details will be used. At least two completed copies must be provided to apply for a building permit.

2. Provide two (2) plot plans:

Show the dimensions of your project and its relationship to existing setbacks, easements, structures on the property, and the distance to property lines. All property pins must be located. If proposed structure is less than 12" from the minimum setback required by your local zoning ordinance an as-built survey is required. Locations of any easements are the responsibility of the property owner. Structures shall not be located on easements.

3. Submit a completed Permit Application:

Applications may be obtained at the jurisdiction. It is important that the permit is filled out completely to the best of your knowledge and that you provide any additional pertinent information.

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CONSTRUCTION DETAILS

Single Family Detached Garage

Directions

1. Fill in the blanks on page 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 4 will be used.

Job Site Address: _____

_____ OVERALL WIDTH

CHECK ONE
☐ Garage is Heated
☐ Garage is not Heated

CHECK ONE
☐ Garage has Electricity
☐ Garage does not have Electricity

Show door and window header sizes and locations, and size of landing in front of door.

Slope Floor towards door

MIN 3 1/2" CONC FLOOR

Header Size () X
(Example: (2) 2"x12")

Note:
If roof trusses or rafters bear on the headers, special design may be required.

Double 2x4 or 2x6 trimmers req. each end of header.

Garage Door Opening

OPENING WIDTH

Dimension* _____

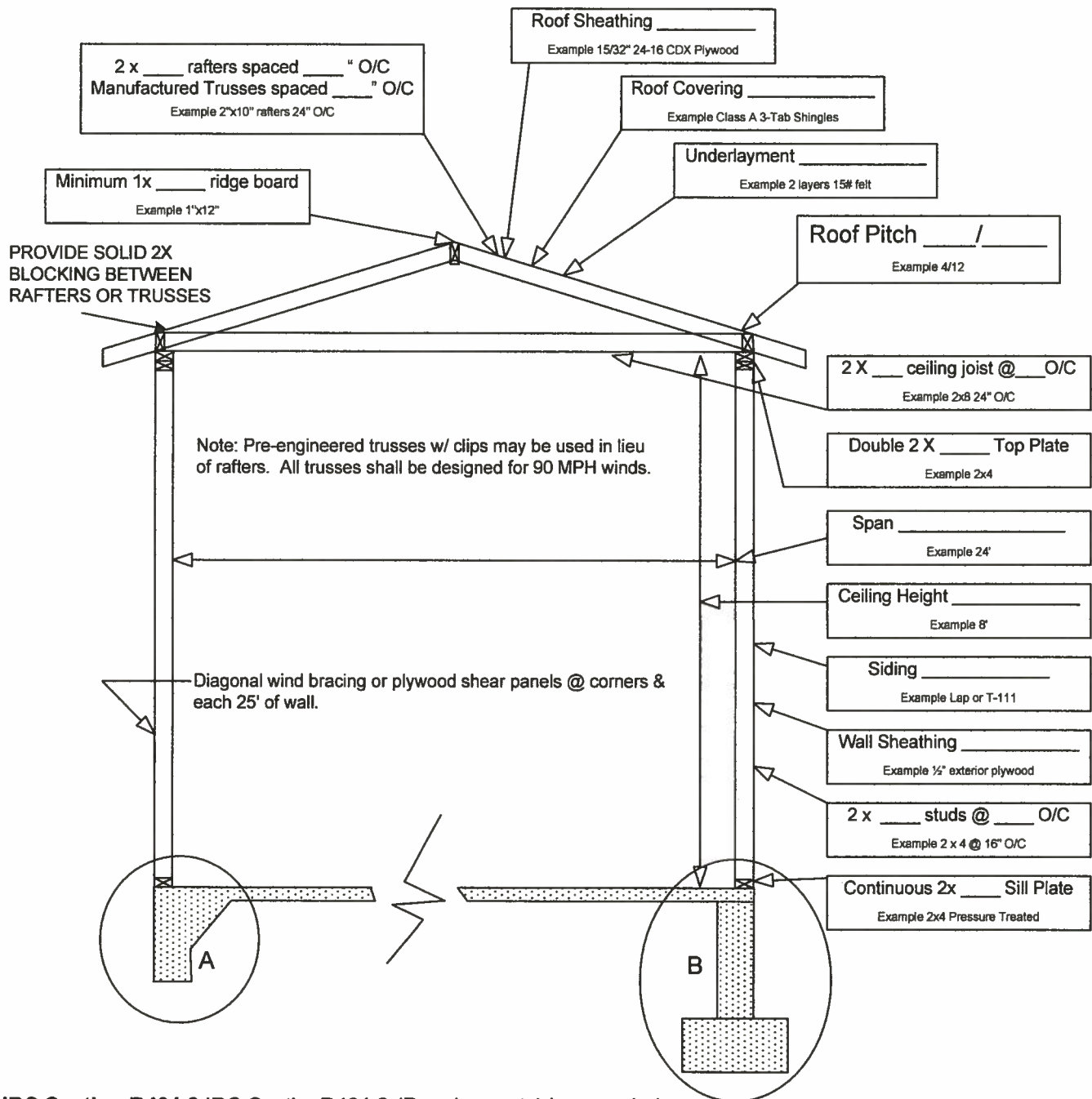
*2"-8" minimum, with plywood sheathing on outside of entire wall with hold downs. If less than 2"-8", engineering may be required.

Dimension* _____

OVERALL LENGTH

CONSTRUCTION DETAILS

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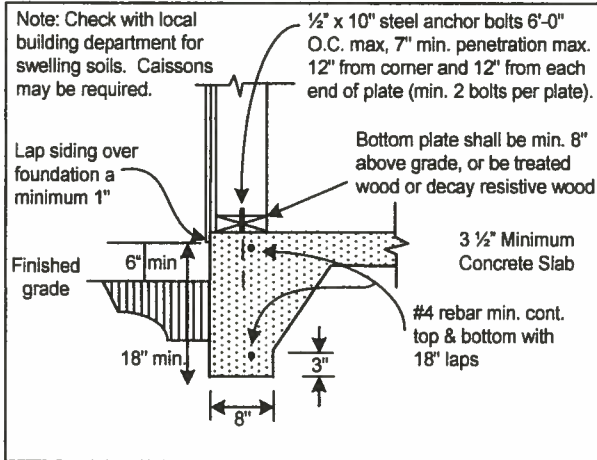
IRC Section R401.2 IRC Section R401.2 (Requirements) is amended by the addition of the following:

Foundations shall be designed and the construction drawings stamped by a Colorado registered professional engineer or licensed architect. The drawings must be noted with the engineering firm name, specific location for design and soils report number if applicable. See Building Department for further information.

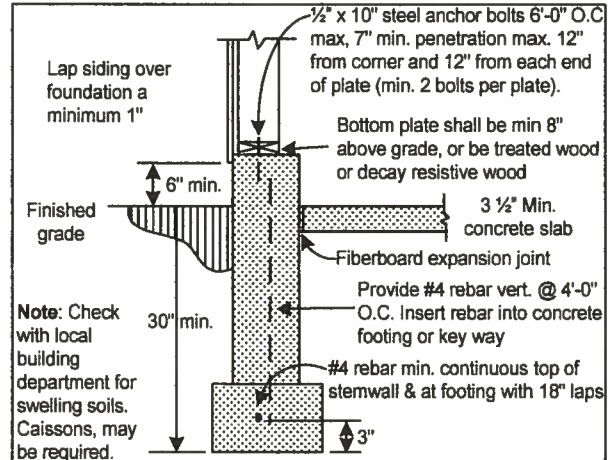
CONSTRUCTION DETAILS

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FOUNDATION DETAIL A



FOUNDATION DETAIL B



BRACED WALL PANEL DETAIL

