



DETACHED GARAGES, BARNES, CARPORTS, SHEDS, ETC.

1. PLANNING & ZONING REQUIREMENTS

Room #210 Phone # (719)276-7360

- Evidence of Ownership – Most recent recorded deed.
- Address – Issuance of Address or Verified Address
- County Driveway Access Permit / State Highway Access Permit
- Plot Plan – Configuration of lot and all property dimensions. Location on lot & dimensions of all structures. Identify each structure as “existing” or “proposed.” Setback distances from proposed structures to all property lines and any existing buildings. Location and name of any public or private roads which adjoin property. Location that driveway enters property. North arrow. (2 Copies)

2. BUILDING DEPARTMENT REQUIREMENTS FOR DETACHED GARAGES, BARNES, CARPORTS, SHEDS, ETC

Room #212 Phone # (719)276-7460

- Flood Damage Prevention Permit – Only required if the property lies within a designated flood plain as determined by FEMA. A Flood Elevation Certificate is required to accompany the permit.
- Evidence of Water/Sanitation – Only if water and/or sanitation are installed. A water tap contract or recent water bill from a public entity; a Well Construction & Test Report or Pump Installation Report. A sewer tap contract of recent sewer bill from a public entity; an individual sewage disposal system (septic) permit.
- Residential Energy Conservation – Only if being heated. Completed in accordance with the 2006 International Energy Conservation Code, Chapter 4, or the International Residential Code, Chapter 11. (2 Copies)
- Detailed Floor Plan – Must identify the dimensions & intended use of all floor space. (2 Copies)
- Construction Details – May be prepared by the applicant. Details must identify structural components such as floor support beam sizes, floor joist size & spacing, wall stud size & spacing, header size for all openings, roof assembly components or engineering from truss manufactures, etc. (2 Copies)

****Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared, signed and sealed by a Colorado registered design professional.****



Building Guide

Colorado Chapter of the International Code Council

Single Family Residential One Story Detached Garage

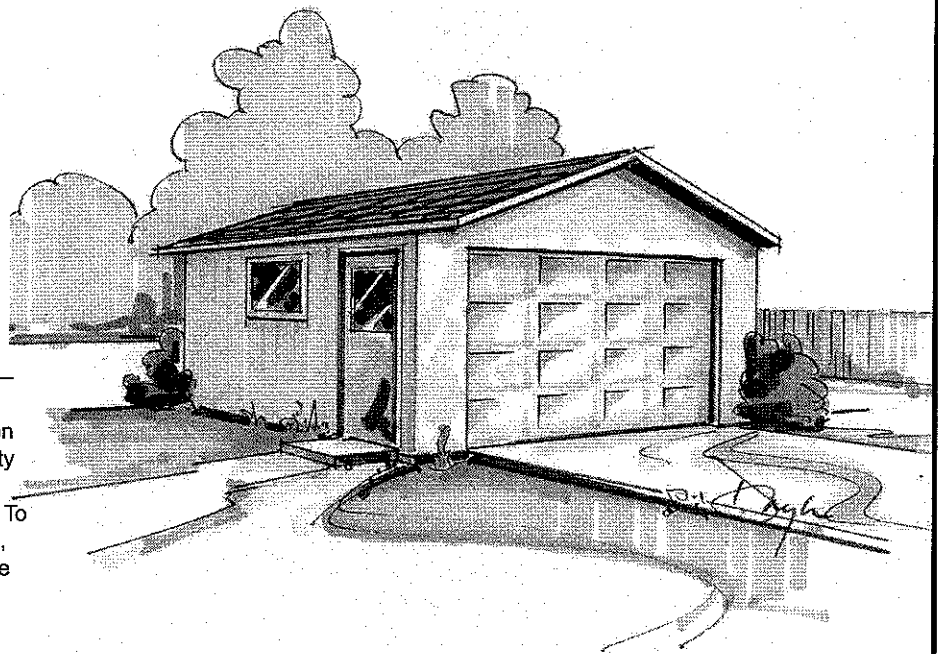
How to Use this Guide

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>



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Directions

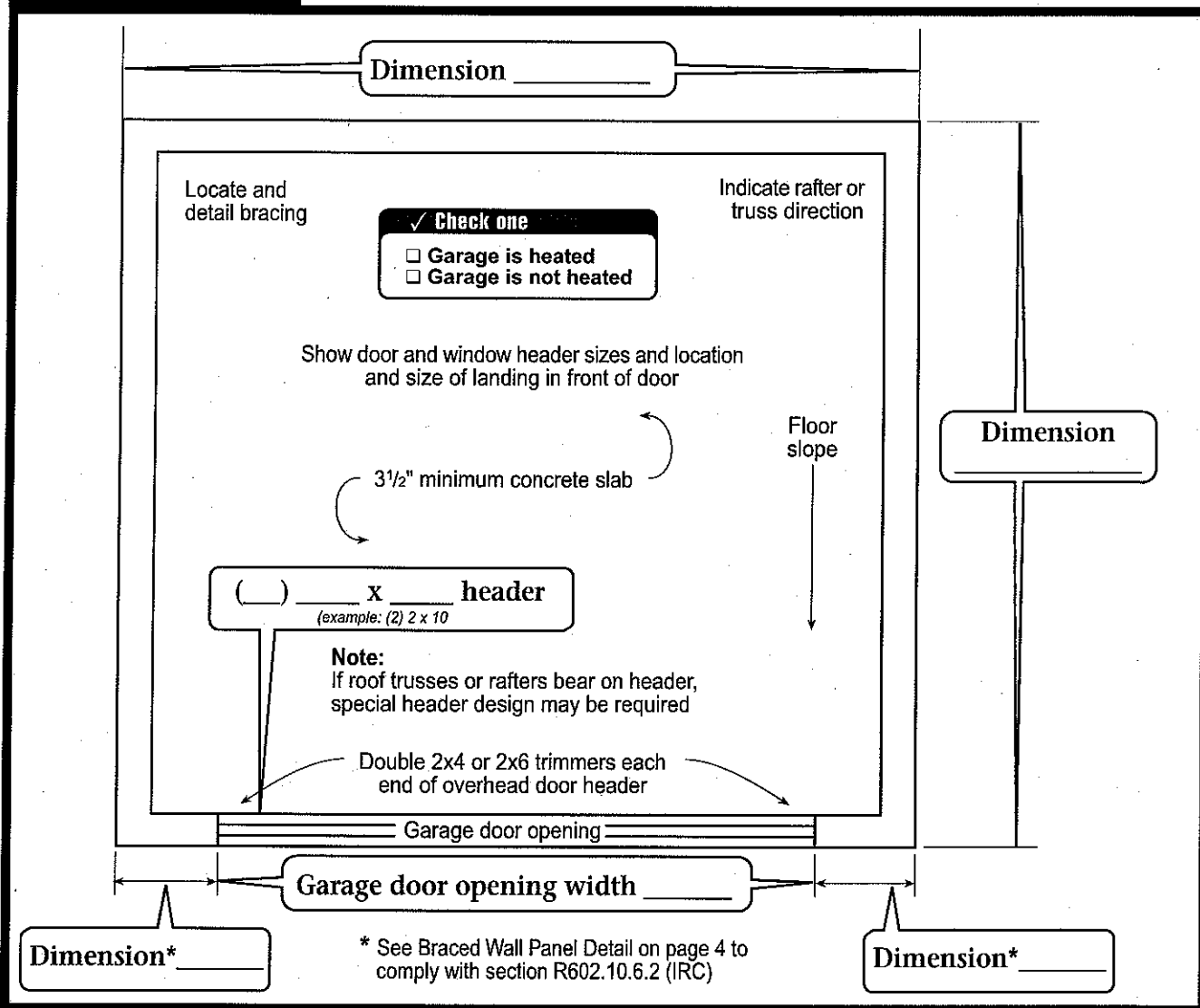
1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.

Address: _____

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



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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" 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

Span _____

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

Check one

Foundation Detail A

Foundation Detail B *(see page 4)*

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' 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)

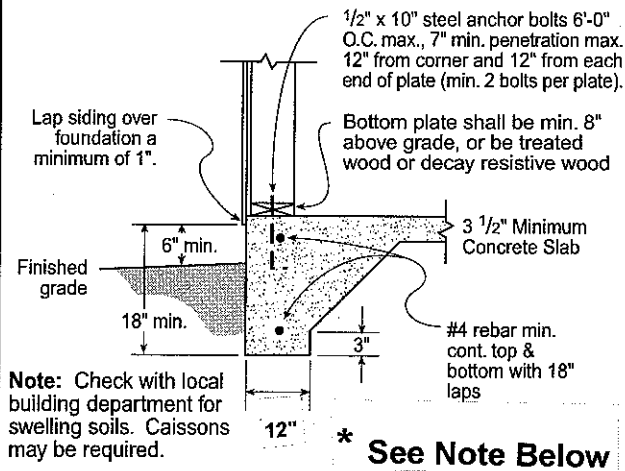
Wall Insulation _____
(If heated - example: R-19 Fiberglass Batts)

Footing size _____ x _____
Minimum 8" x 16"

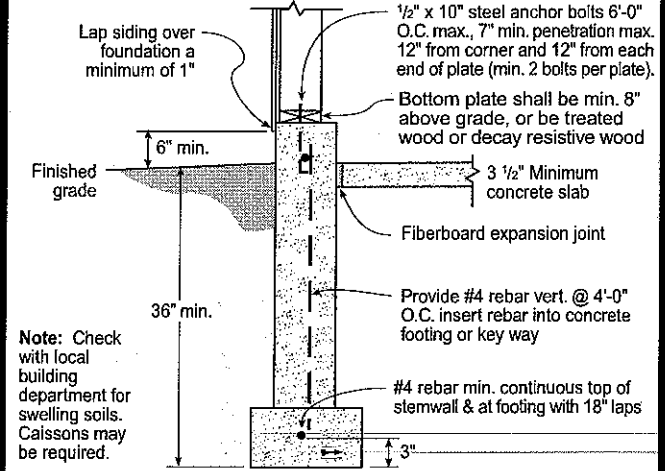
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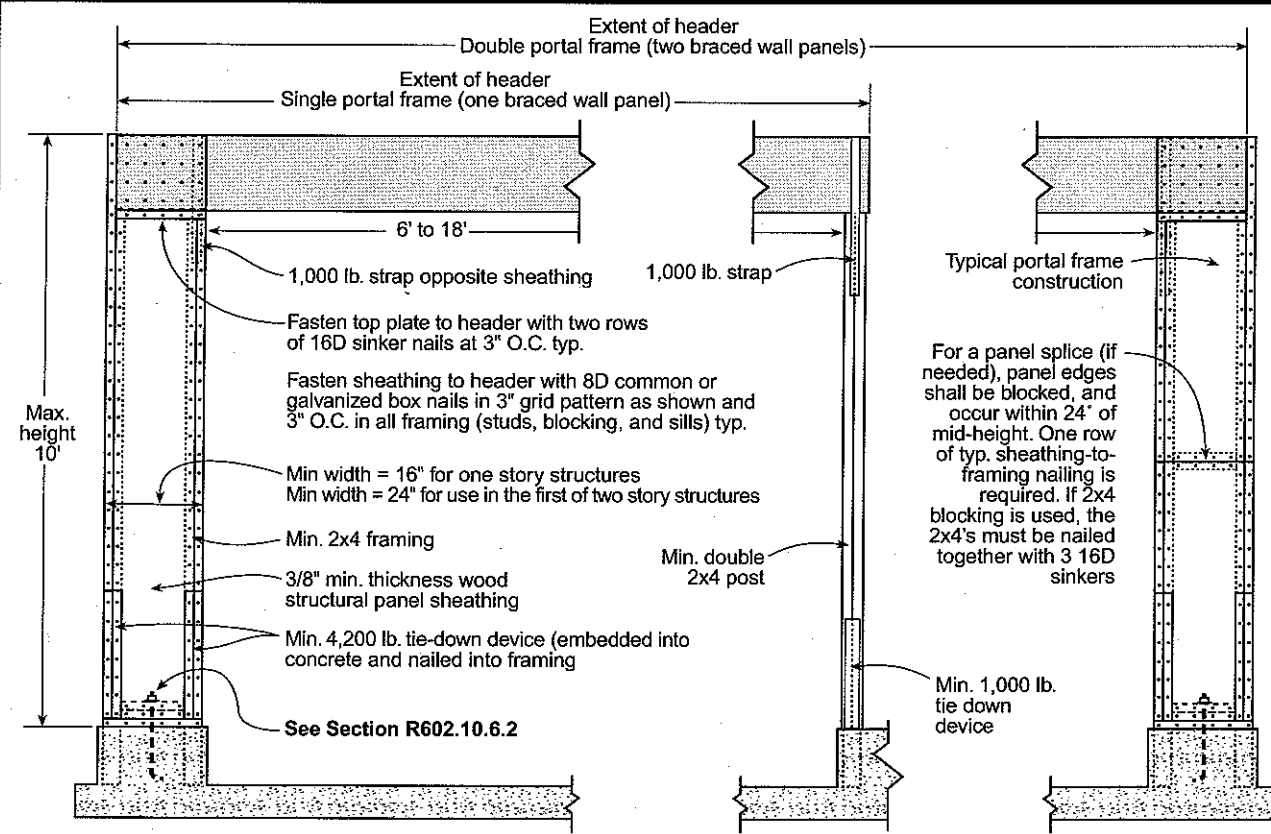
Foundation Detail A



Foundation Detail B



Braced Wall Panel Detail



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***NOTE: Foundation design acceptable for maximum building width of thirty (30) feet. Anything over thirty (30) feet requires engineering.**