

Building Guide

International Code Council

Single Family Residential One Story Detached Garage

How to Use this Guide

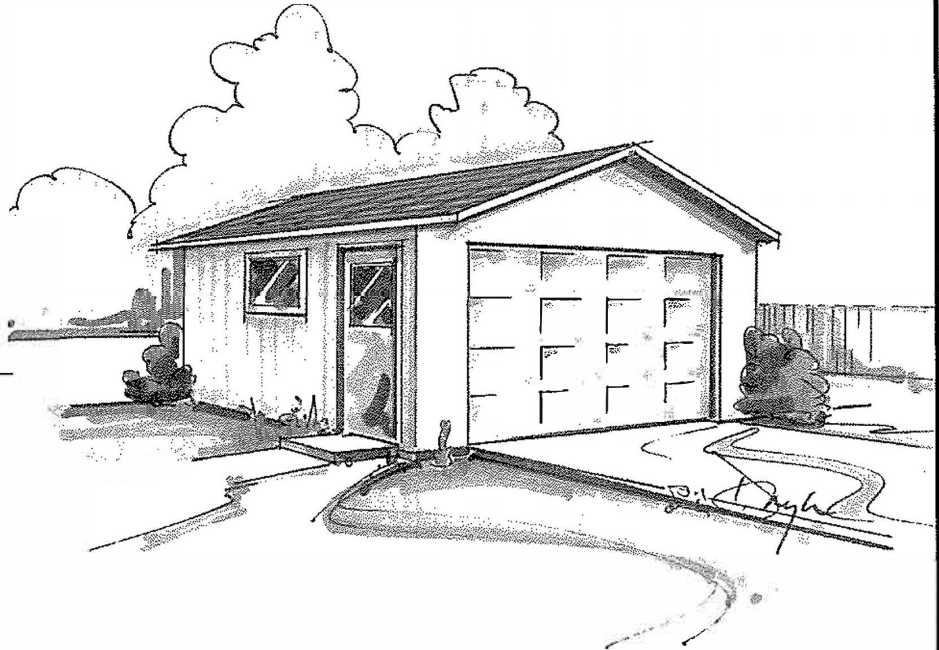
Provide two sets of plans, drawn to scale and complete the following (*hint: use graph paper with $\frac{1}{4}$ " squares. Example: $\frac{1}{4}$ " = 1'): Check with your jurisdiction for additional requirements.*

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.



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2012 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 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.

Address: _____

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 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 _____

Dimension* _____

Dimension* _____

Floor slope

Dimension _____

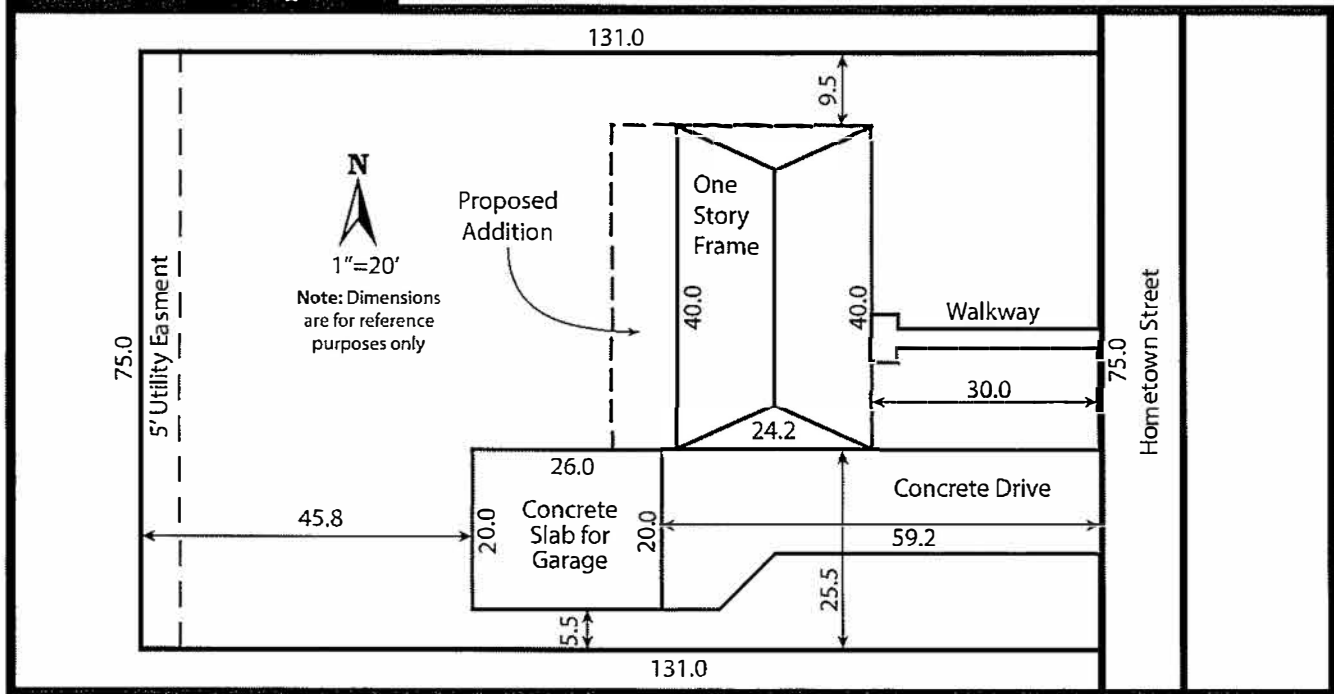
* If less than 4' see Braced Wall Panel Detail on page 5 to comply with section R602.10.6.2 (IRC) (minimum width 16" with wall 10' high)

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2012 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

Site Plan Example



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2012 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

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 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

1x4" collar ties @ 48" o.c.

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 20' of wall.

Max. 10' wall height

A

Concrete Encased Ground
required for new service

B

✓ Check one

- ☐ Foundation Detail A
☐ Foundation Detail B
(see page 5)

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-20 Fiberglass Batts)

Foundation Insulation _____
(if heated - example: R-10)

Footing size _____ x _____
(example: 8" x 16")

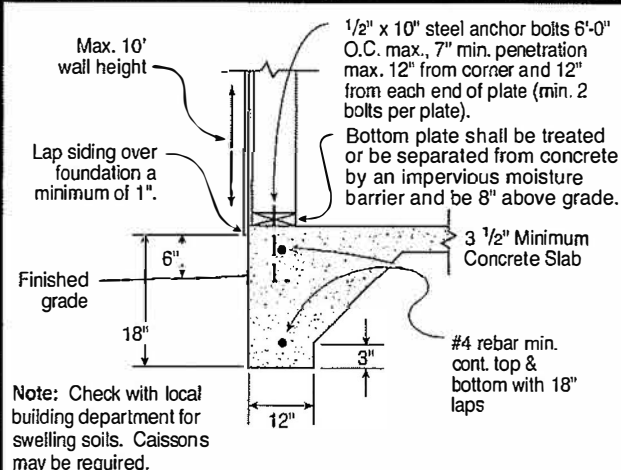
This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2012 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

Permit #:
Property Address:

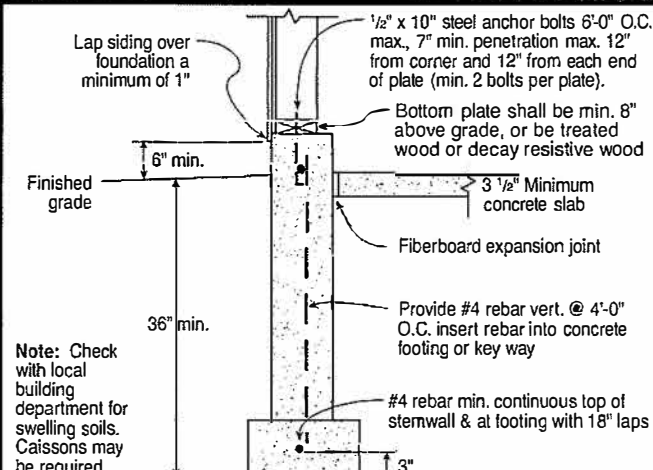


Single Family Residential One Story Detached Garage

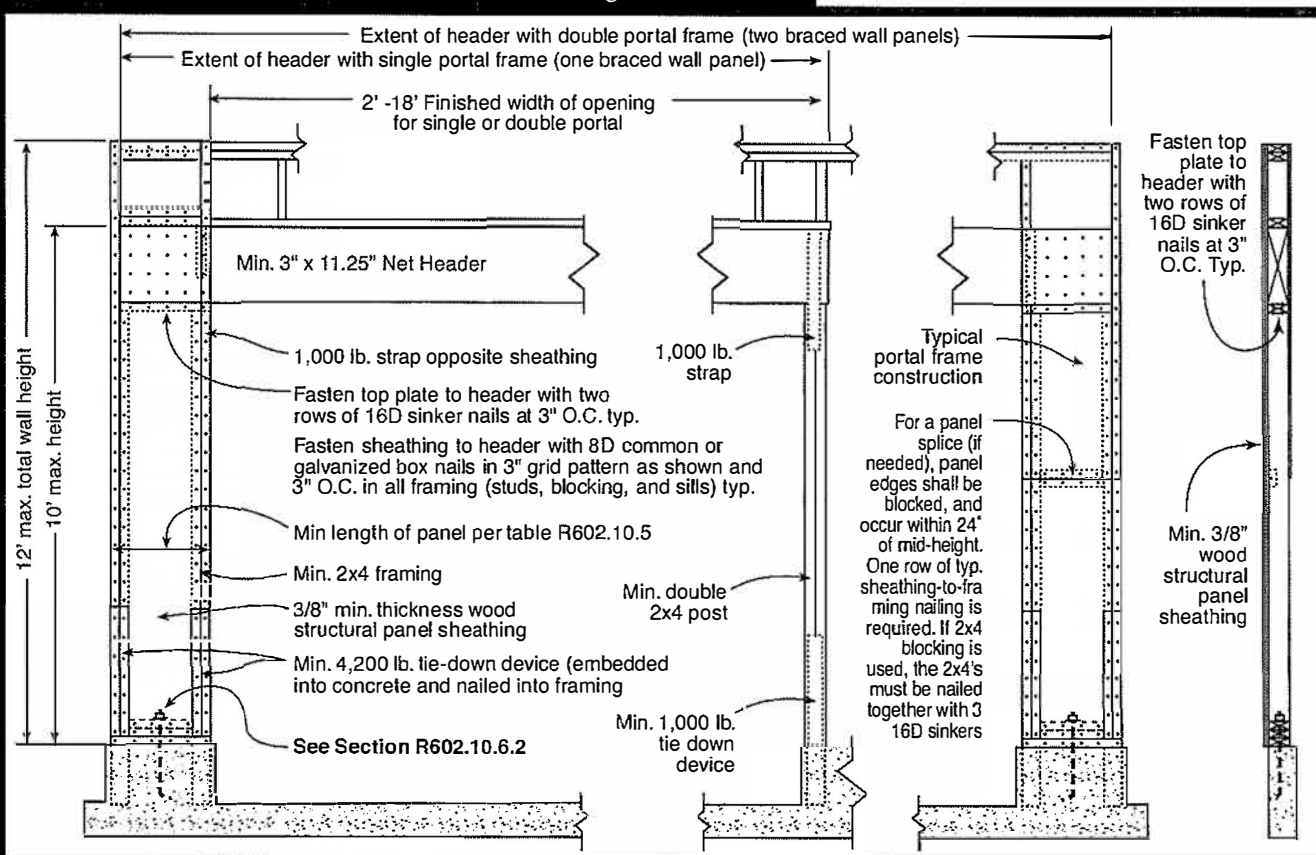
Foundation Detail A



Foundation Detail B



Braced Wall Panel Detail figure 602.10.6.2



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2012 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

