



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, drawn to scale and complete the following (*hint: use graph paper with 1/4" squares. Example: 1/4" = 1'*):

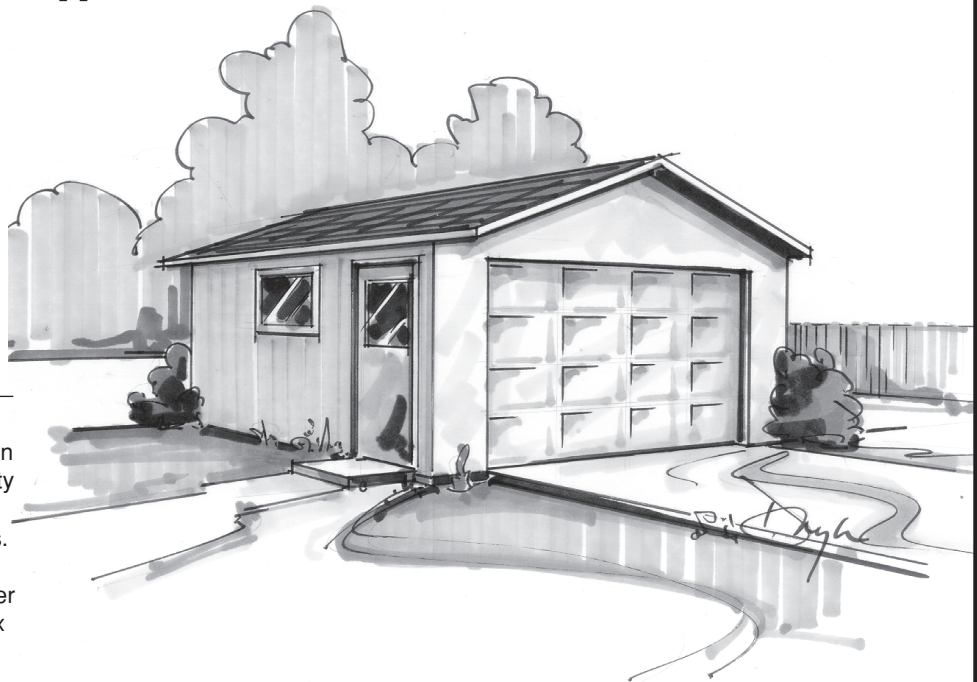
1 Complete this Building Guide by filling in the blanks on page two and three, and indicating which construction details will be used.

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>



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Directions

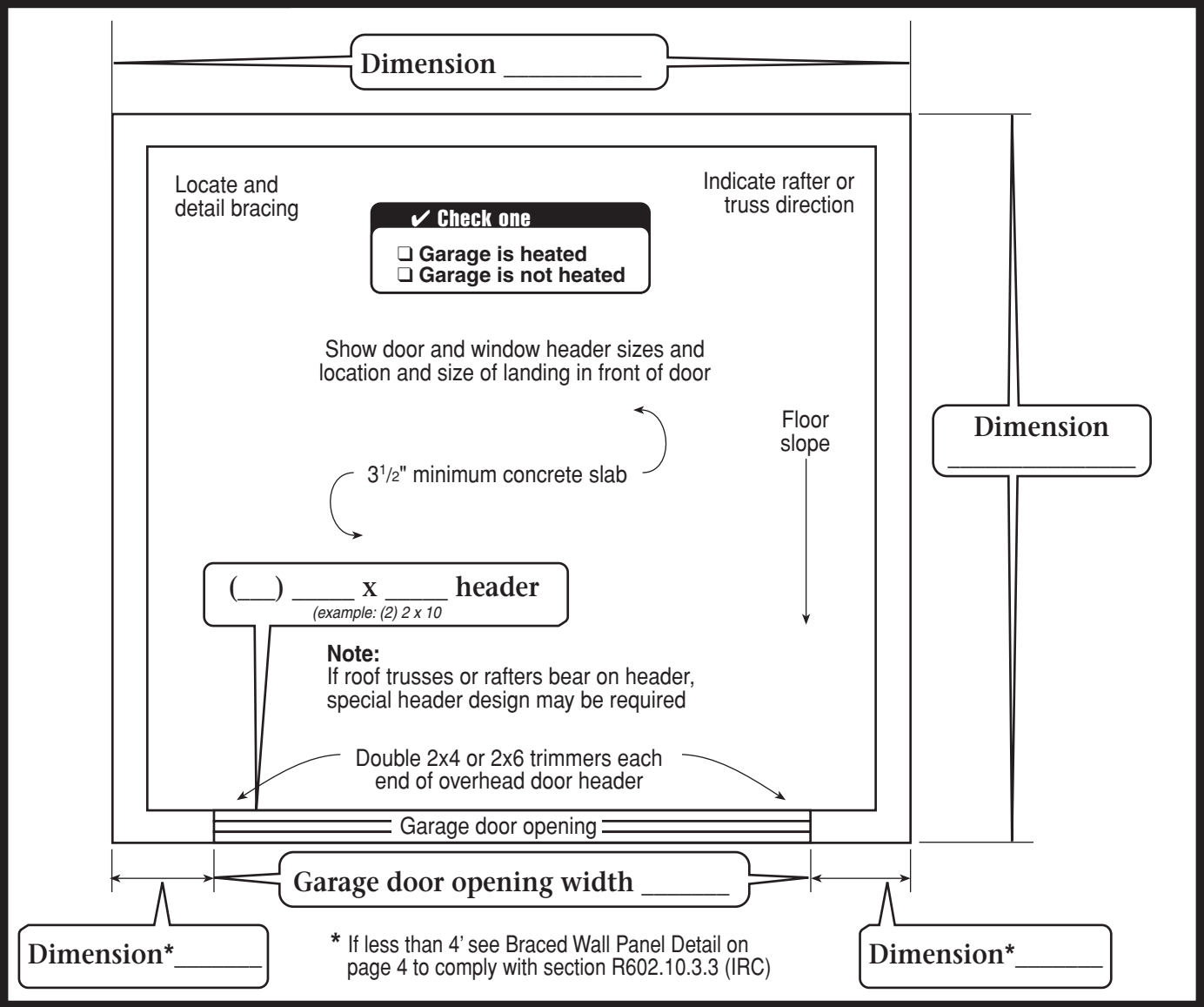
1. Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.

Address: _____

2. Indicate in the check boxes on page 3 which details from page 4 will be used.

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

Floor Plan



* If less than 4' see Braced Wall Panel Detail on page 4 to comply with section R602.10.3.3 (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 _____ **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)

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.)

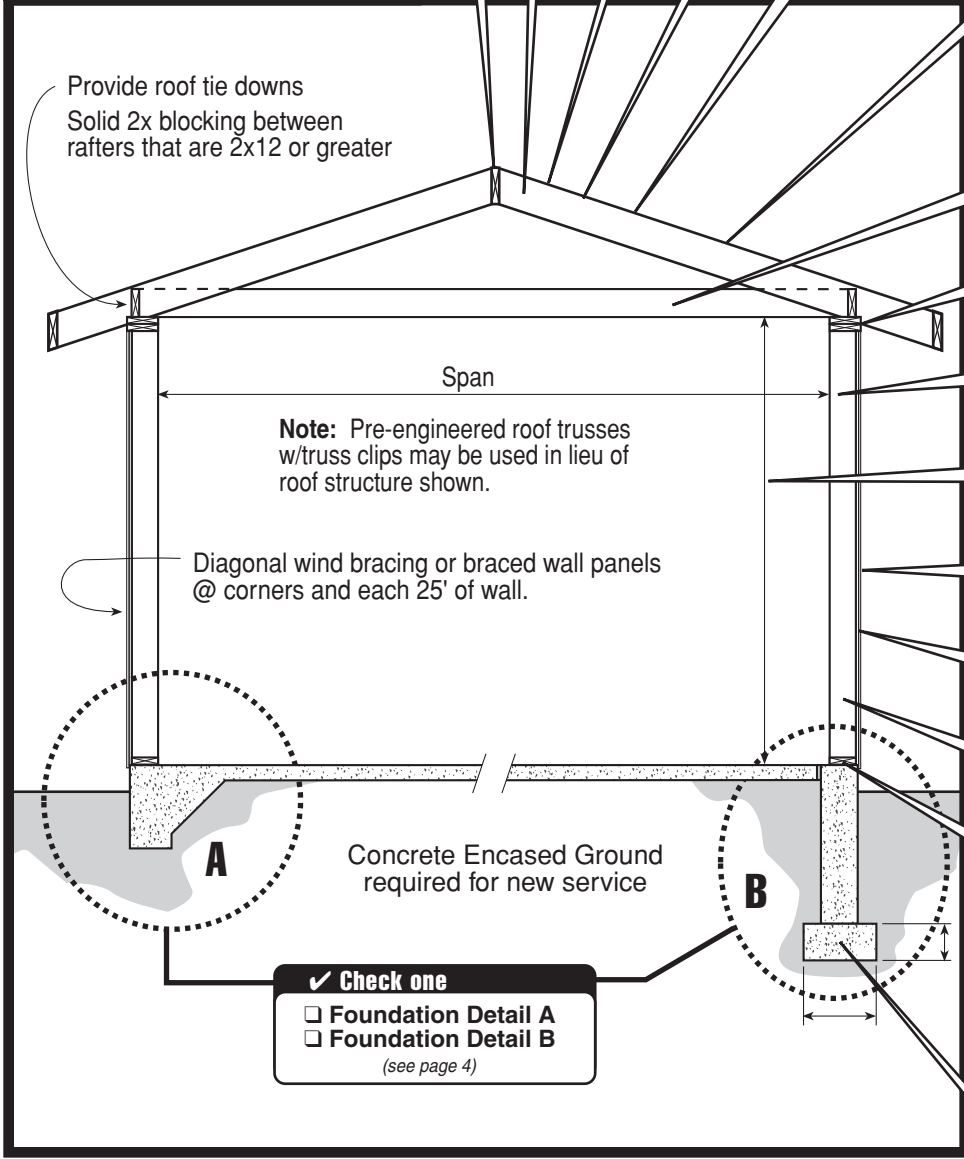
Cont. 2x _____ **sill plate**
(example: 2 x 6)

Wall Insulation _____
(If heated - example: R-20 Fiberglass Batts)

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

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

Building Section



Check one

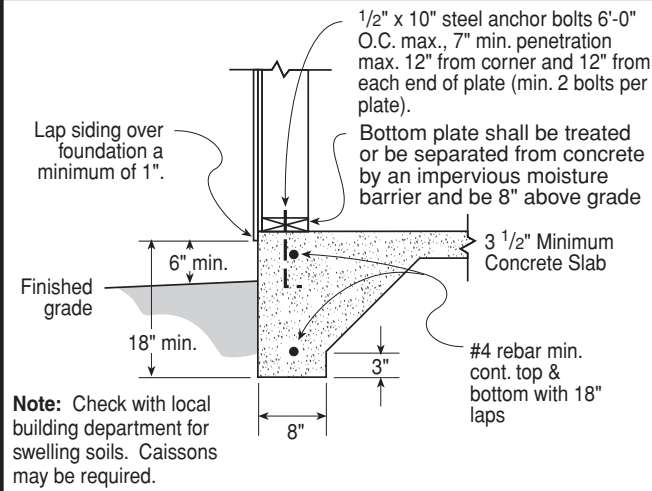
Foundation Detail A

Foundation Detail B
(see page 4)

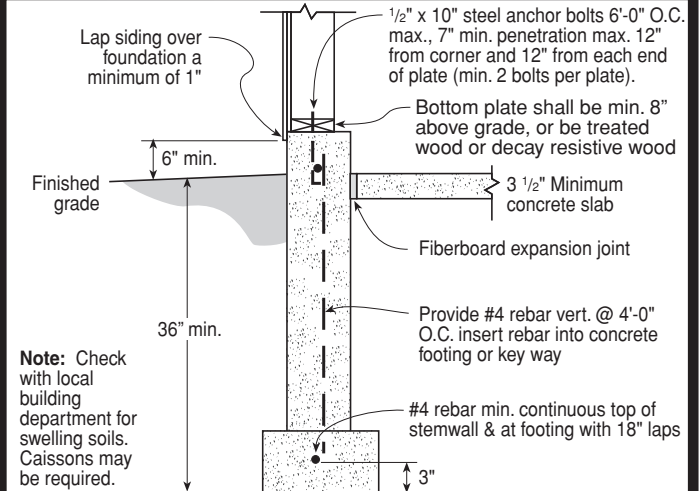
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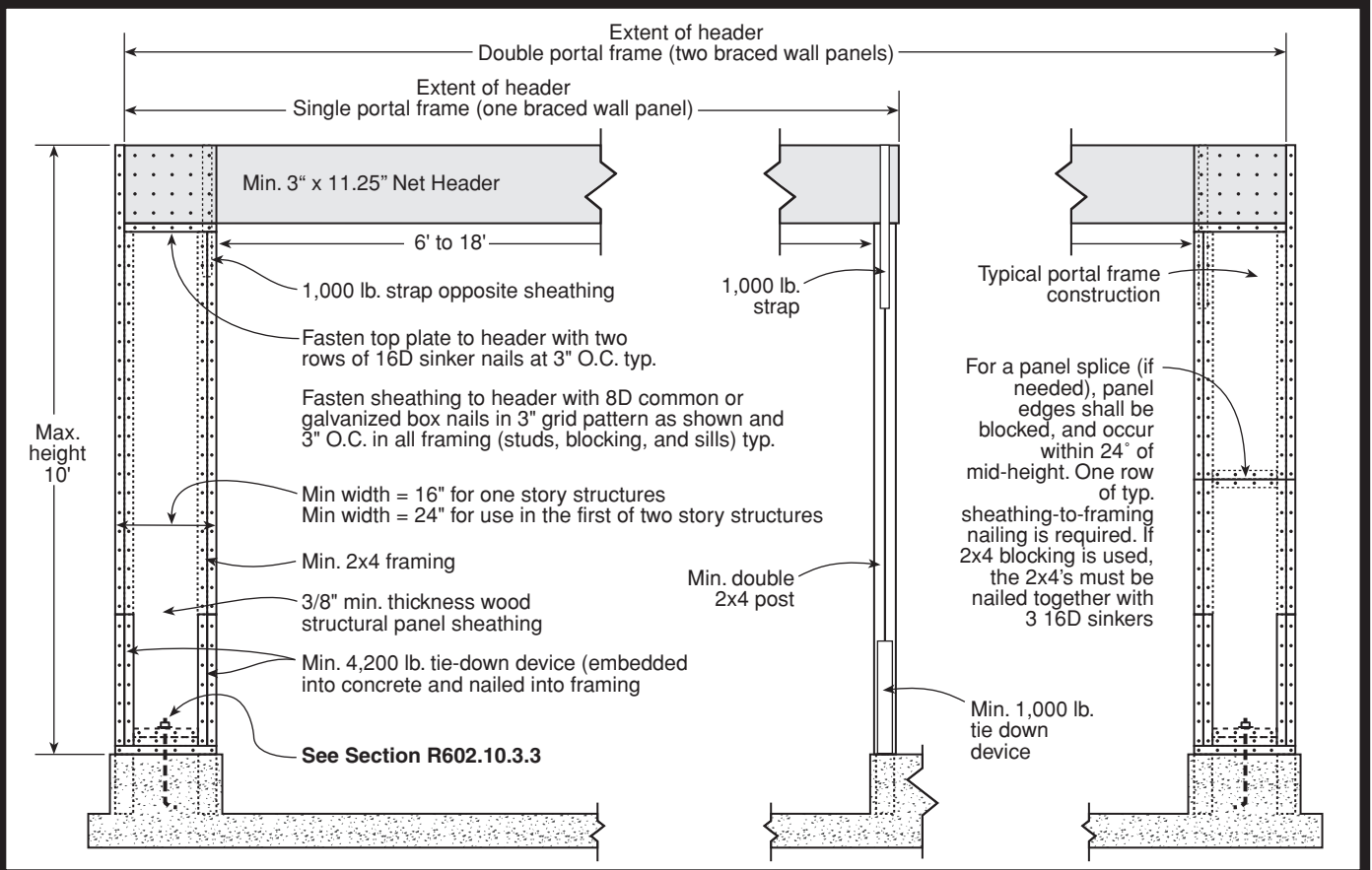
Foundation Detail A



Foundation Detail B



Braced Wall Panel Detail figure 602.10.3.3



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