Building Guide

Colorado Chapter of the International Code Council

SINGLE FAMILY RESIDENTIAL ONE-STORY DETACHED GARAGE

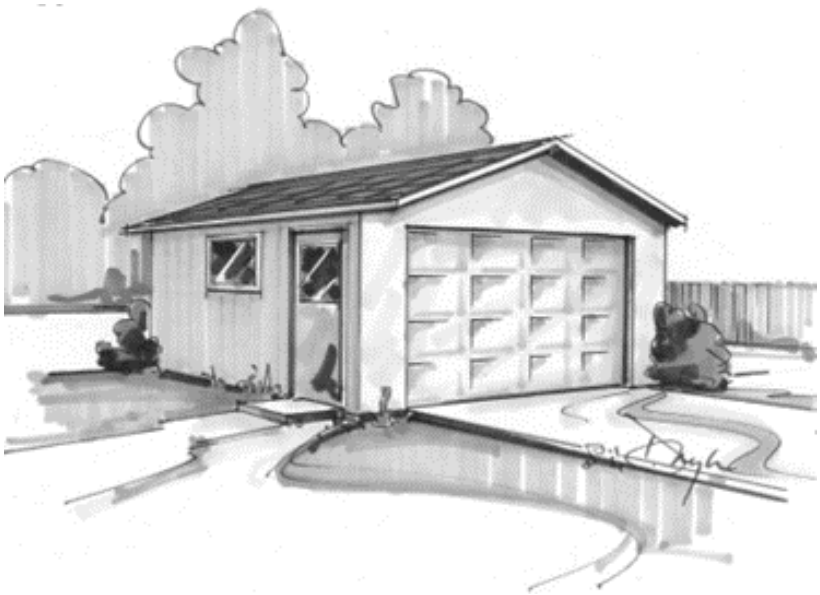
How to Use this Guide

Check with your jurisdiction regarding type of submittal (paper or electronic) and additional requirements. Draw to scale and complete the following (*hint: use graph paper with ¼" squares*. *Example: ¼" = 1'*).

1. **Complete this building guide** by filling in the blanks on page three through five and indicate which construction details will be used.

2. **Provide 2 plot plans** (site plans) showing the dimensions of your project and its relationship to existing buildings and/or structures on the property. The distances to the existing property lines shall be drawn to scale. See page 2.

3. **Fill out building permit application**. Most permit applications are processed with little delay. The submitted documents will help determine if the project follows 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 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. www.coloradochaptericc.org

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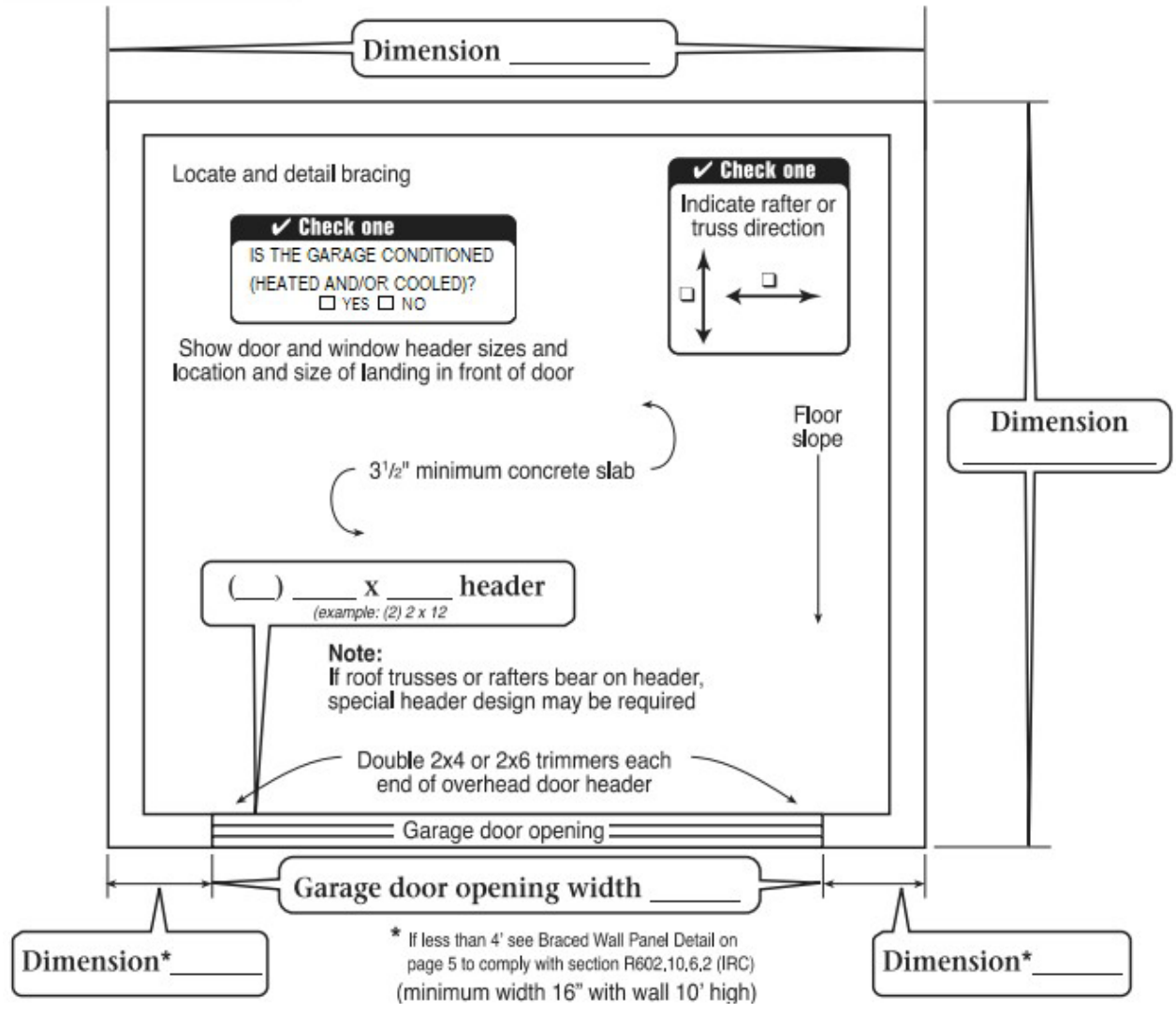
04/01/26

Directions

1. Fill in the blanks on pages 2 through 5 with address, dimensions, and material 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.
3. Note: Conditioned garages will require insulation, such as ceilings, walls, and foundation insulation. If the garage is conditioned, check with the AHJ for additional requirements.

FLOOR PLAN



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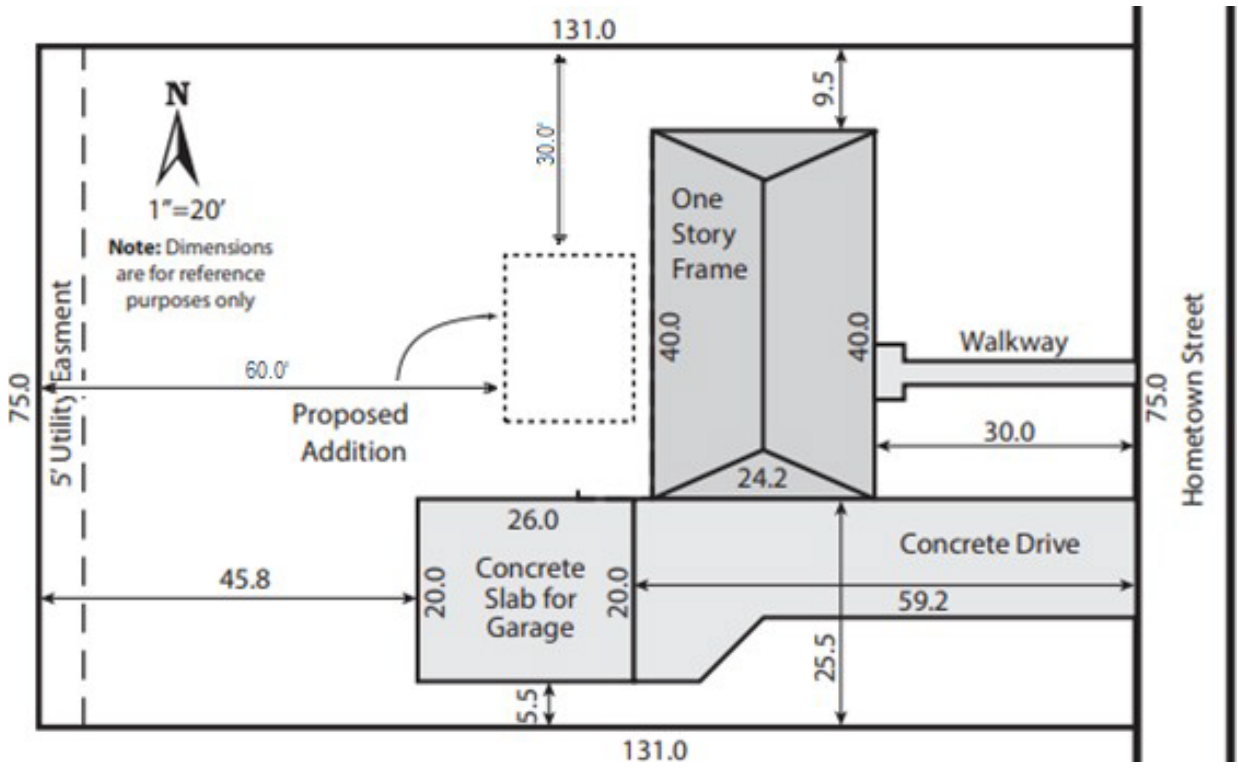
ADDRESS

SITE PLAN EXAMPLE



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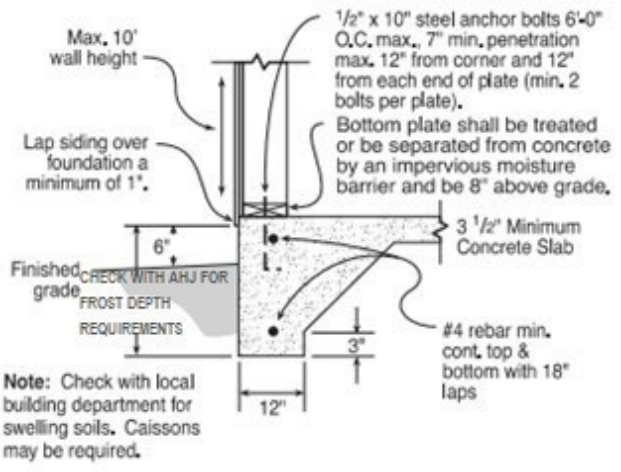
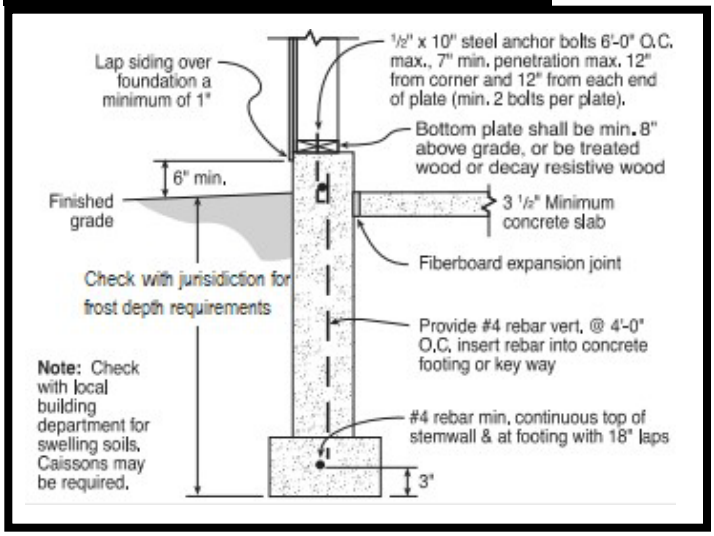
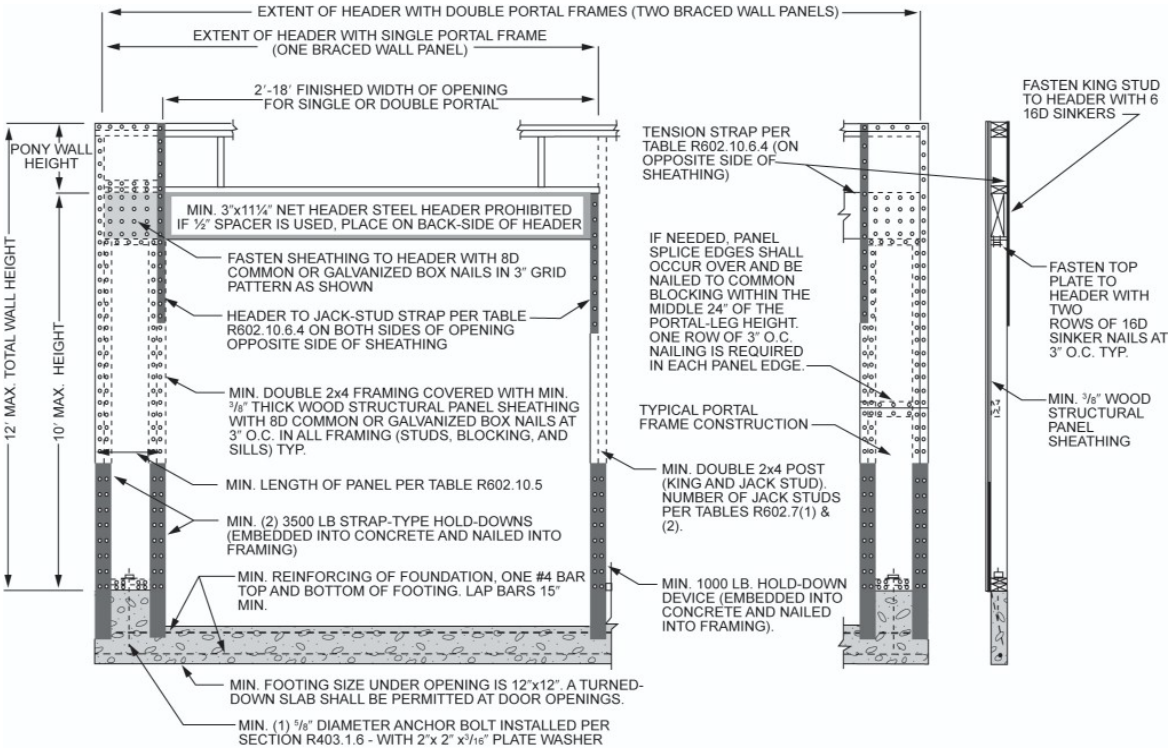
FOUNDATION DETAIL A



FOUNDATION DETAIL B



BRACE WALL DETAIL FIGURE R602.10.6.2



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TRUSS OR 2X_____RAFTERS SPACED @__" O.C.
(EXAMPLE: CHECK THE BOX IF USING TRUSSES -OR- 2 X 10" RAFTERS SPACED 24" O.C.

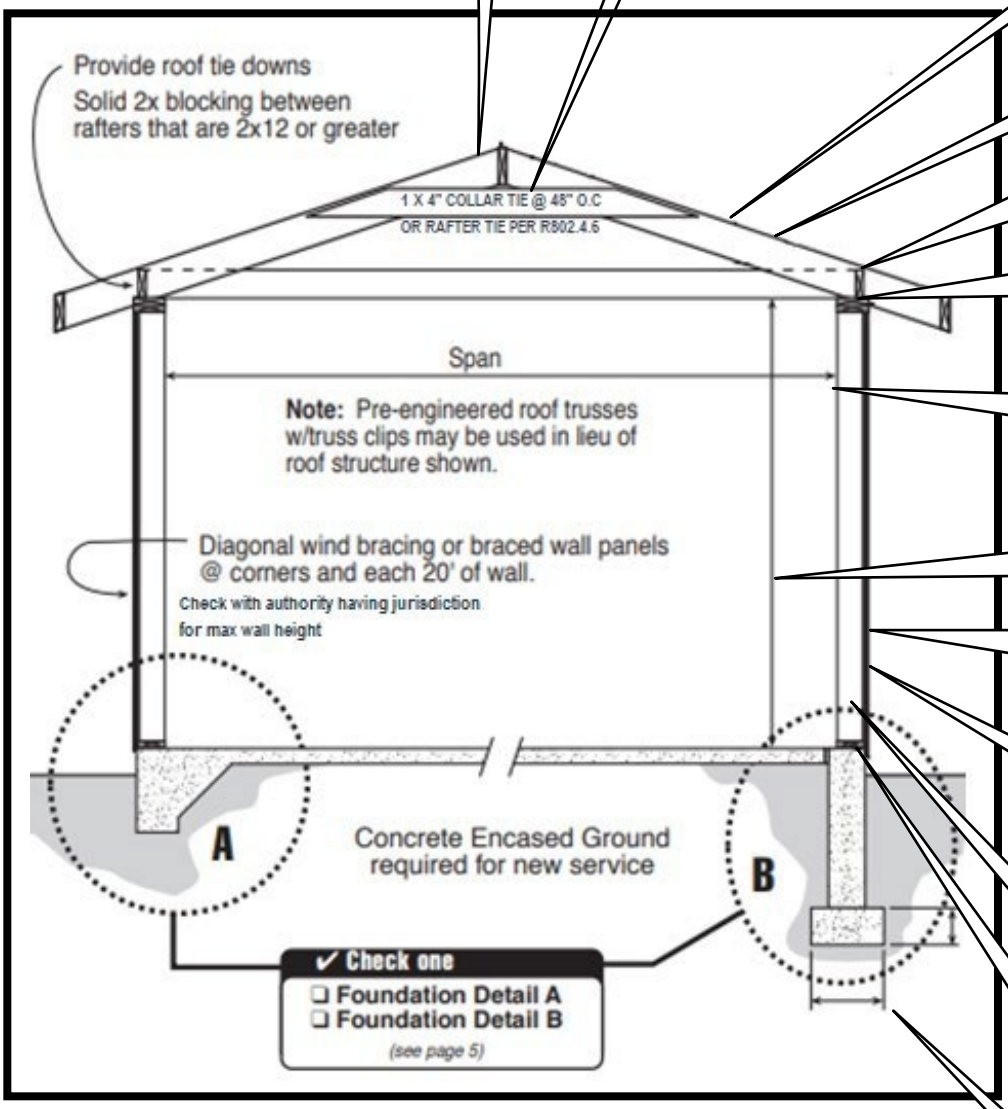
MINIMUM 1 X_____RIDGE BOARD
(EXAMPLE: 1 X 12")

ROOF PITCH_____:_____
(EXAMPLE: 4:12)

CEILING INSULATION R-VALUE_____
(EXAMPLE: R-49)

WALL INSULATION R- VALUE
_____

SHEATHING_____ (EXAMPLE: ½" EXTERIOR PLYWOOD)



*ROOF COVERINGS _____
(EXAMPLE: CLASS A 3 TAB)

UNDERLAYMENT_____
(EXAMPLE: 15# FELT WITH 19" LAPS)

DOUBLE 2X_____ TOP PLATE
(EXAMPLE: 2 X 6)

SPAN_____' _____"
(EXAMPLE: 23' 5")

CEILING HEIGHT_____' _____"
(EXAMPLE: 8')

SIDING_____
(EXAMPLE: JAMES HARDIE PLANK LAP)

WALL SHEATHING _____
EXAMPLE: ½" EXTERIOR PLYWOOD)

2X___STUDS @_____" 0.C
(EXAMPLE: 2 X 6 @ 24" O.C.

CONT. 2X_____ SILL PLATE
(EXAMPLE: 2 X 6 DECAY RESISTANCE)

IS THE GARAGE CONDITIONED (HEATED AND/OR COOLED)? ☐ YES ☐ NO

* IF THE GARAGE WILL BE CONDITIONED CHECK WITH THE AHJ FOR ADDITIONAL REQUIREMENTS.

WOOD SPECIES & GRADE
_____
_____
(EXAMPLE: SP #2)

FOOTING SIZE_____" X_____"
(EXAMPLE: 8" X 16")

FOUNDATION INSULATION R-VALUE
_____
(EXAMPLE: R10 2 FT DOWN)

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