

## **Residential Remodel Building Permit Requirements** **Detached Garages or Detached Storage Buildings over 120 sq. feet**

Arapahoe County Adopted Design Criteria; 2015 IRC/IBC, 30 PSF unreduced roof snow load, 115 MPH Ultimate wind speed, 36" frost depth, Seismic design category B.

1. Attach the following to the online application:
  - a. Site Plan: Submit for permanent records. The site plan must show the location of all proposed construction in relation to property lines and any other structures currently on the property, the proposed driveway location and the lot and block numbers.
  - b. Foundation Plan. Provide Electronic foundation plans showing the design and dimensions of the footings or caisson foundation, for review and approval.
    - i. Wood framed single story detached garages, storage buildings or site built metal buildings, 1000 square feet or less, may use any approved footing / foundation design, including the County approved [foundation only monolithic slab detail](#), or IRC code minimum for footing/foundation.
    - ii. Foundations for buildings like those listed above, but larger than 1000 square feet, and/or with side walls in excess of 10', or more than one (1) story in height, must have foundations designed by an engineer or architect, or for a metal building, engineered foundation and loading requirements supplied by the manufacturer, providing that the design is compliant with County design standards. Soils report requirement to be determined by the foundation design engineer.
      1. Soils Report: if any masonry is used in the building or foundation, then a soils report is required along with engineered foundation plans, and the foundation must extend at least 36" below grade.
  - c. Building Guide: Please refer to and use (as applicable) the [Colorado Chapter of the International Code Council Building Guide – Single Family One Story Detached Garage](#) as an aid in proper permit submittal requirements, although additional details may be required
  - d. Construction Plans. Provide complete electronic drawings, showing all proposed construction.

- i. The plans must clearly indicate the type of material used for all roof framing members, the sizes and spans of all rafters and ceiling joists, the beam span from post to post, etc.
- ii. Detail the roof slope, type and thickness of roof sheathing, type of roofing material
- iii. Provide specific details regarding any beam or header construction, whether it is solid sawn, a built-up beam (multiple members nailed together as a beam), or one member on each side of the posts (which is not calculated as a beam), etc.
- iv. Provide complete wall framing details, size and type of material, on center spacing, indicate the type and location of the required wind bracing
- v. Indicate how any posts are to be anchored to the piers and to the beam (pole barn)
- vi. All components must be inspected prior to concealment
- vii. Provide stamped engineered truss details for review and approval.