

DETACHED GARAGES DETACHED STORAGE BUILDINGS OVER 120 SQ. FT.

PLAN SUBMITTAL REQUIREMENTS

1. A complete BUILDING PERMIT APPLICATION, signed and dated by the applicant.
2. SITE PLAN, (1) copy submitted for permanent records, 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.
3. FOUNDATION PLANS. Two complete foundation plans showing the design and dimensions of the footings or caisson foundation, for review and approval.
 - 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 monoslab detail, or IRC code minimum for footing/foundation.
 - Foundations for buildings similar to those listed in section above, **but larger than 1000 square feet**, and/or with **side walls in excess of 10'**, or **more than (1) story in height**, are to 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.**
 - If any masonry is used in the building or foundation, then a soils report is required along with two sets of engineered foundation plans, and the foundation must extend at least 36" below grade.
4. CONSTRUCTION PLANS. Provide two complete sets of drawings, showing all proposed construction.
 - 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.
 - Detail the roof slope, type and thickness of roof sheathing, type of roofing material
 - 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
 - Provide complete wall framing details, size and type of material, on center spacing, indicate the type and location of the required wind bracing
 - Indicate how any posts are to be anchored to the piers and to the beam (pole barn)
 - All components must be inspected prior to concealment
 - Provide stamped engineered truss details for review and approval.
 - **Please refer and use the attached Colorado ICC Chapter guidelines as an aid in proper permit submittal, though additional details are normally required.**



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 1/4" squares. Example: 1/4" = 1'*).

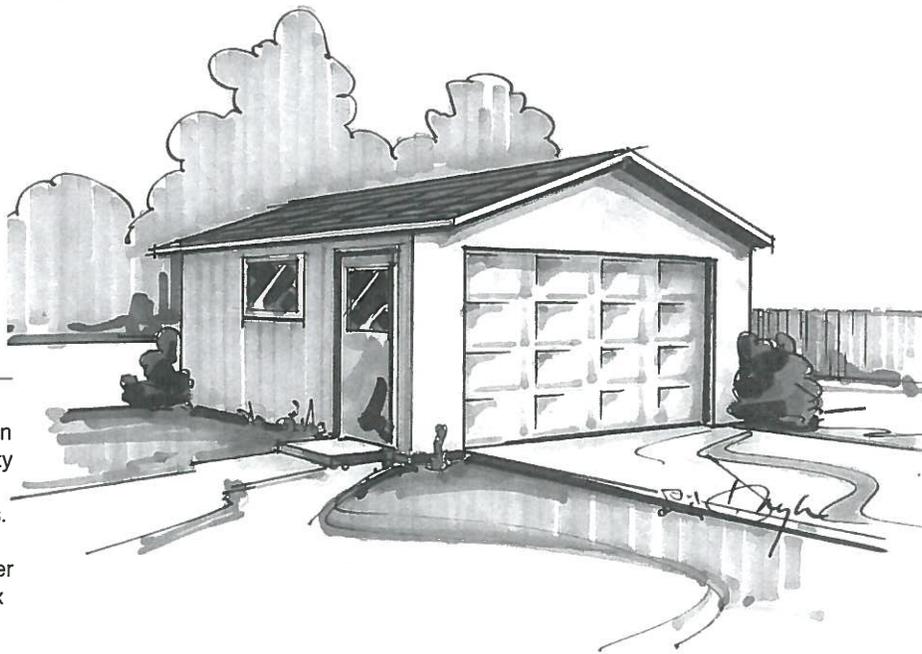
1 Complete this Building Guide by filling in the blanks on page two and four, and indicating which construction details will be used.

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.

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>



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the 2015 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.

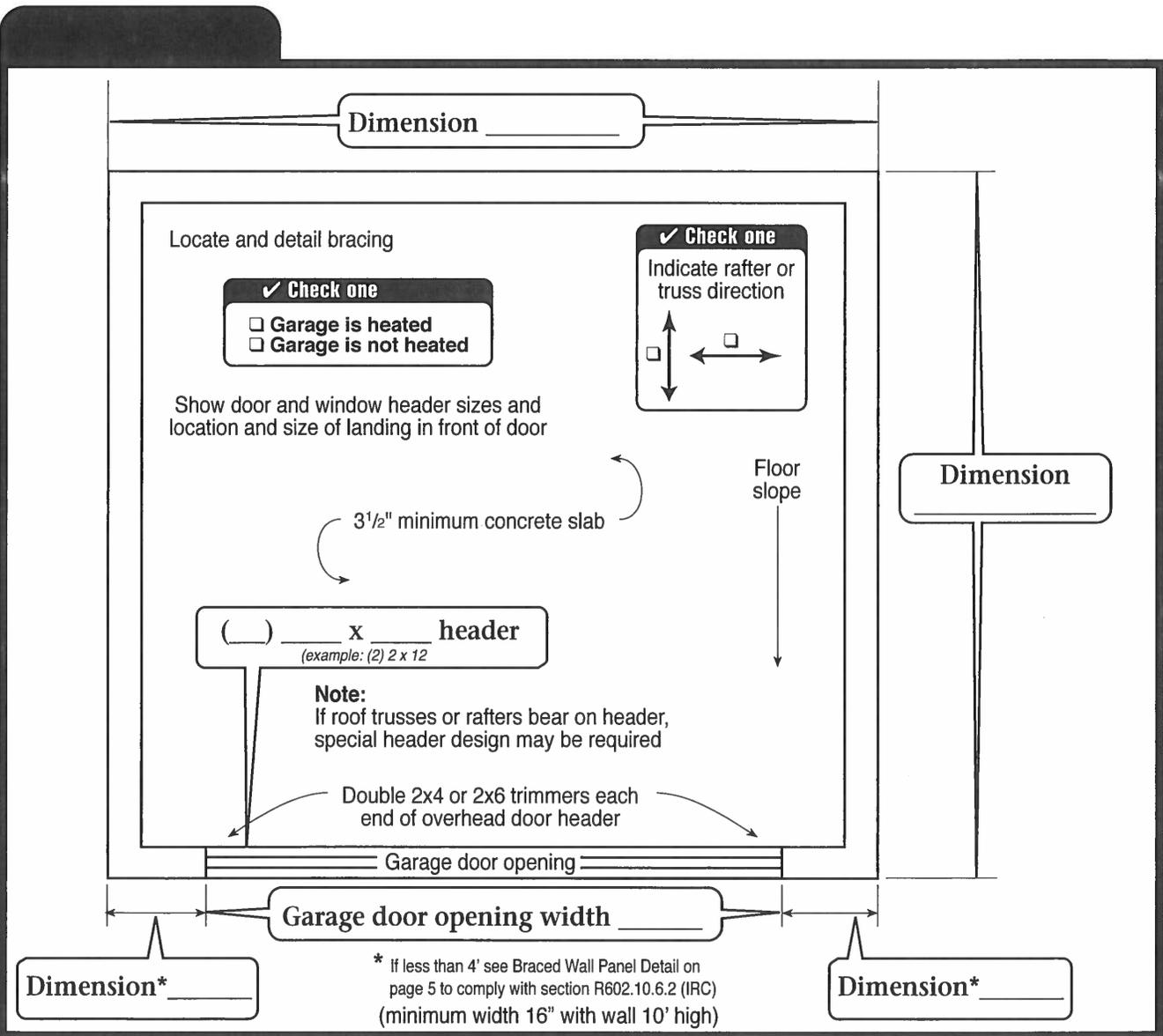
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Directions

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.

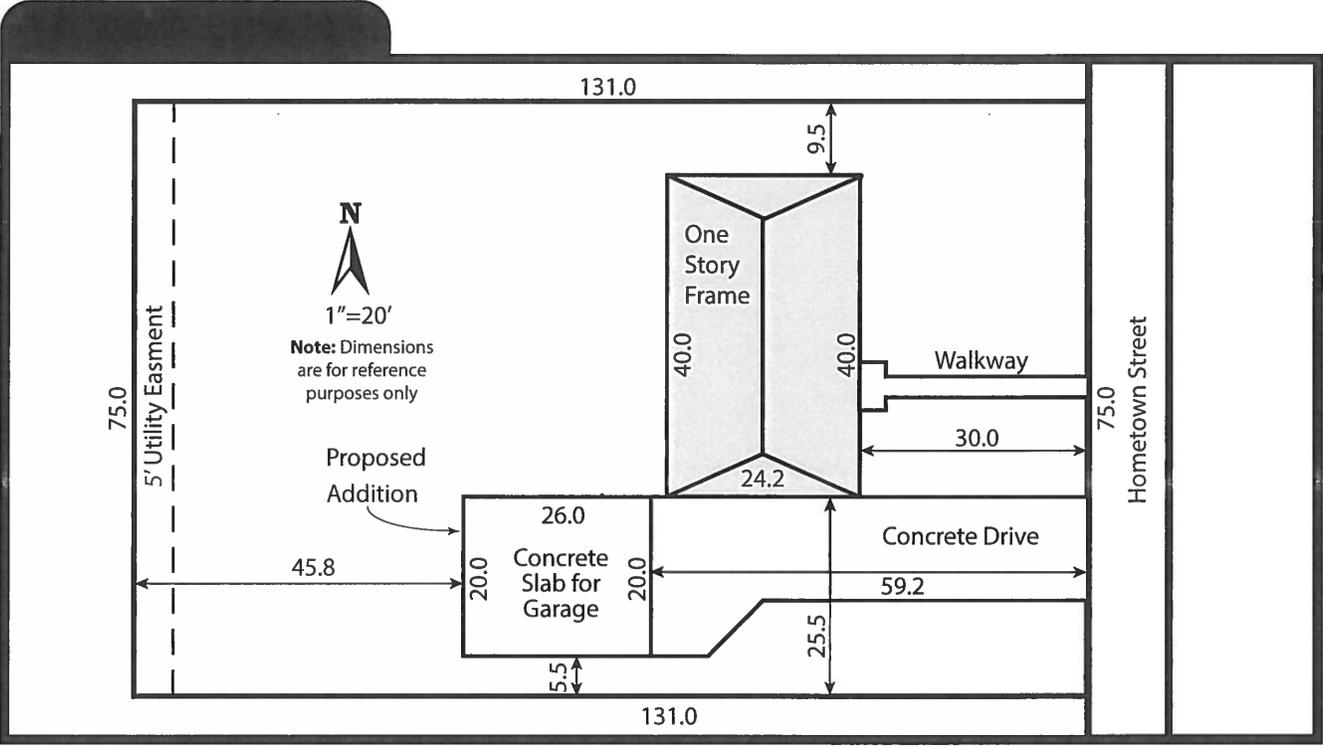
2. Indicate in the check boxes on page 4 which details from page 5 will be used.

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



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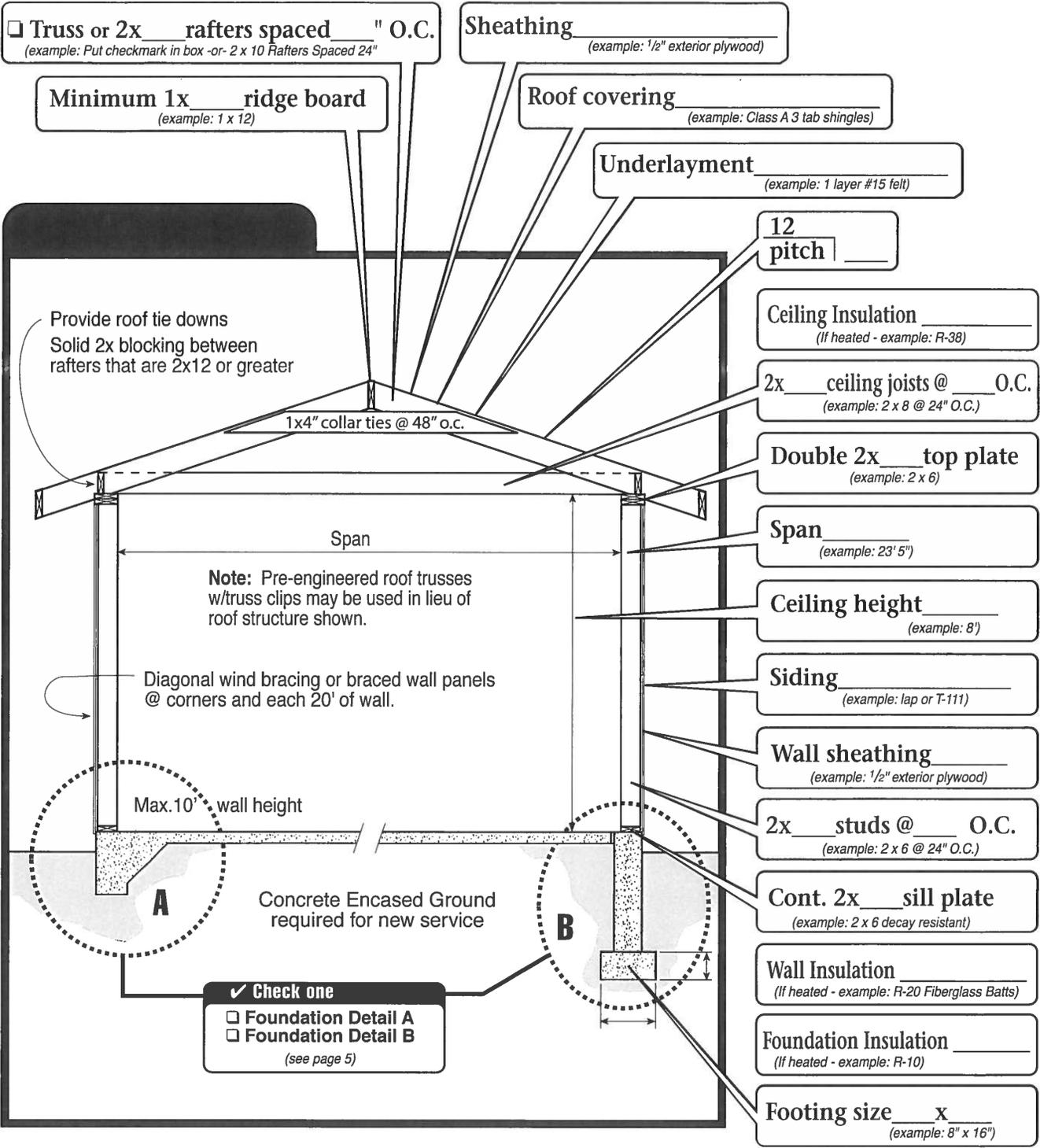


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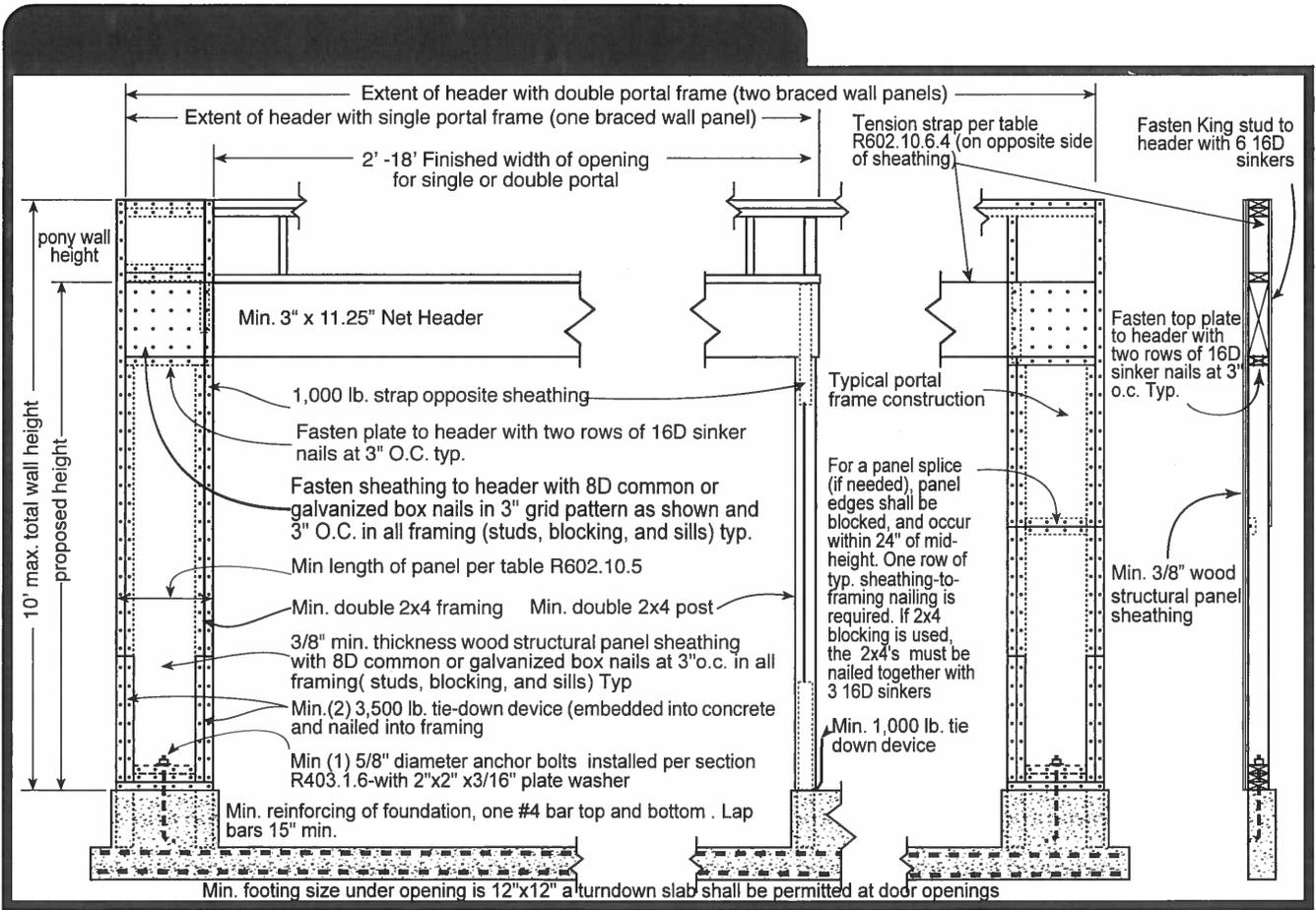
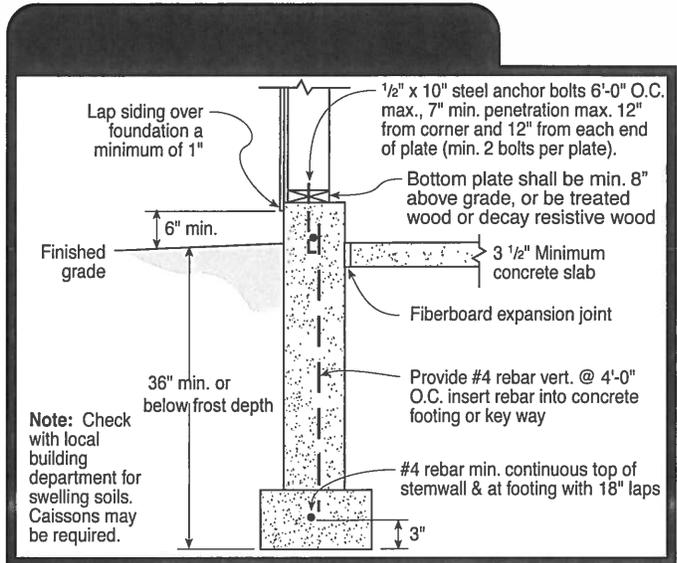
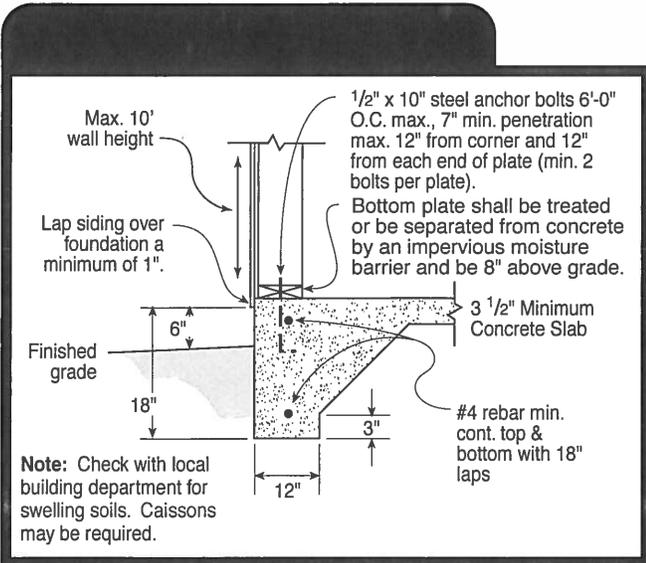
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Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.



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