



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'*): Check with your jurisdiction for additional requirements.

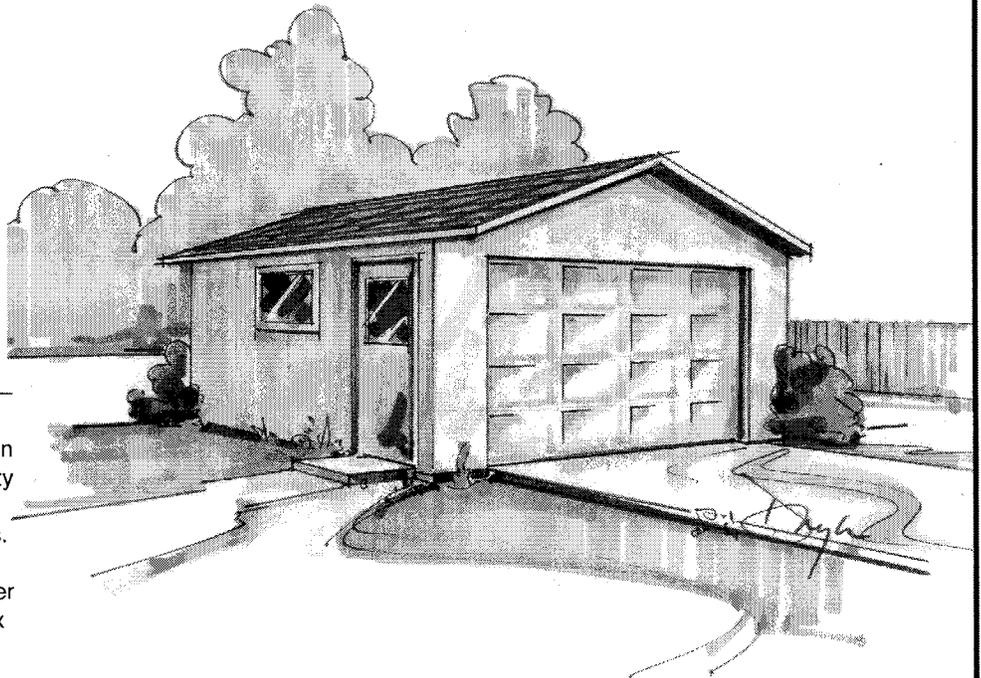
1 Complete this Building Guide by filling in the blanks on page two and four, and indicating which construction details will be used.

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.

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 2012 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.



City of Greeley
Building Inspection Division
1100 10th Street, Suite 114
Greeley, CO 80631
(970) 350-9830

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Directions

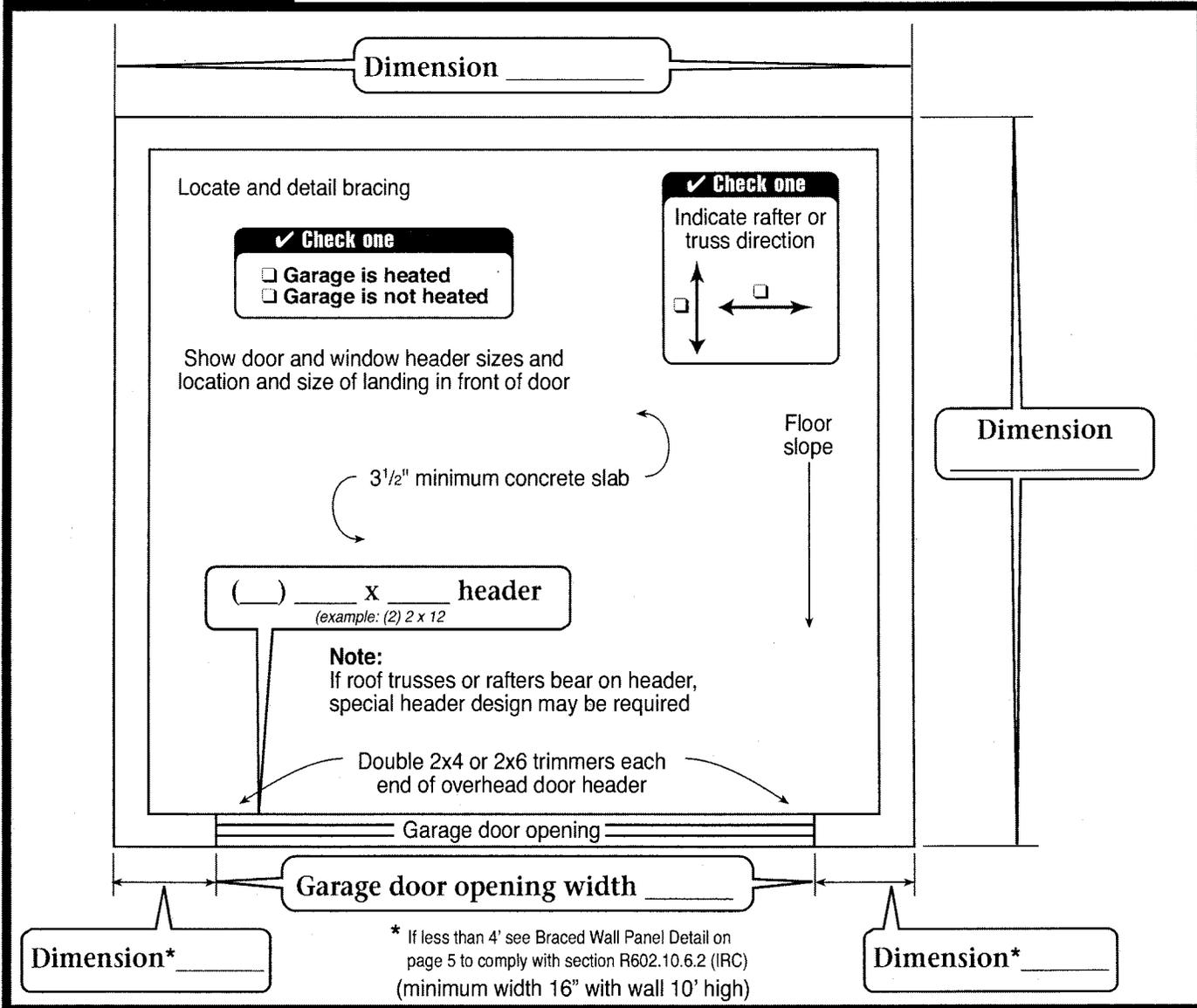
1. Fill in the blanks on pages 2 and 4 with dimensions and materials which will be used to build the structure. Please print legibly.

Address: _____

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.

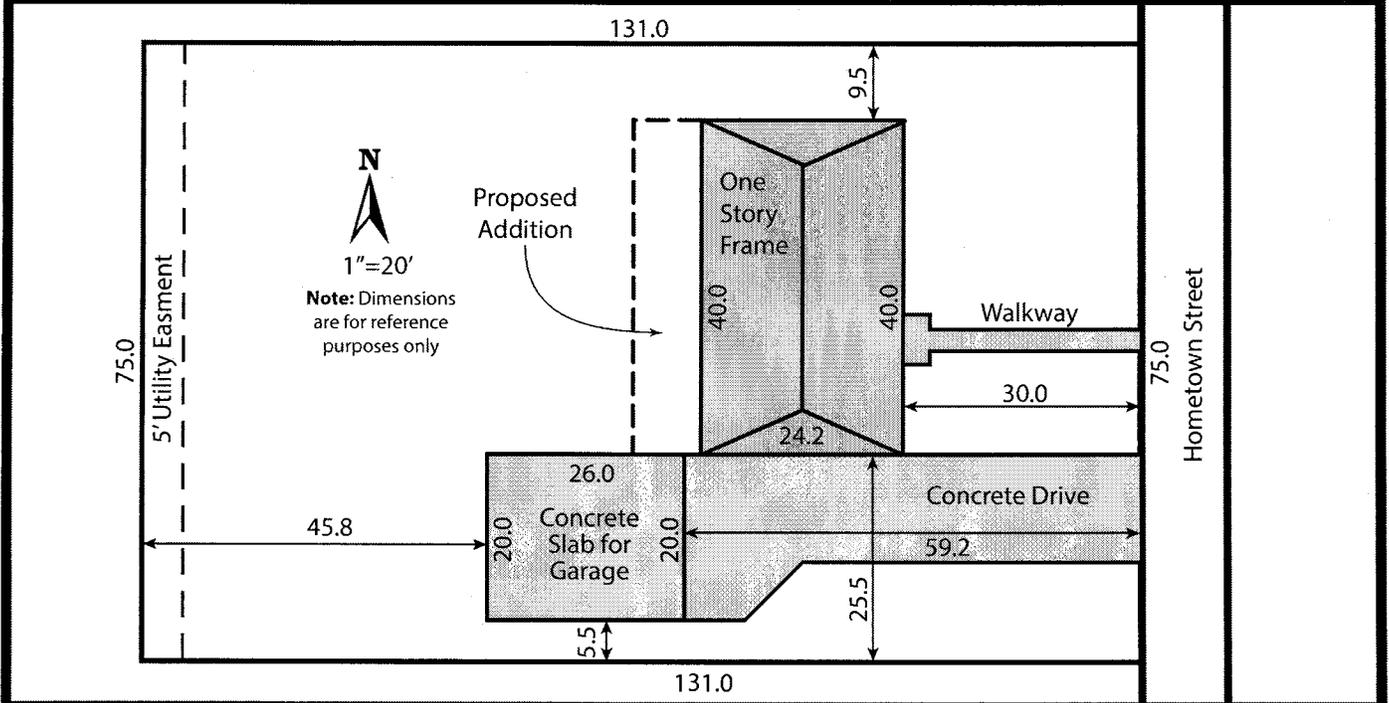
Floor Plan



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Site Plan Example



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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")

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)

12 _____
pitch _____

Building Section

Provide roof tie downs
Solid 2x blocking between
rafters that are 2x12 or greater

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

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")

Note: Pre-engineered roof trusses
w/truss clips may be used in lieu of
roof structure shown.

Ceiling height _____
(example: 8')

Diagonal wind bracing or braced wall panels
@ corners and each 20' of wall.

Siding _____
(example: lap or T-111)

Max. 10' wall height

Wall sheathing _____
(example: 1/2" exterior plywood)

2x _____ studs @ _____ O.C.
(example: 2 x 6 @ 24" O.C.)

Concrete Encased Ground
required for new service

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

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

Check one

Foundation Detail A

Foundation Detail B

(see page 5)

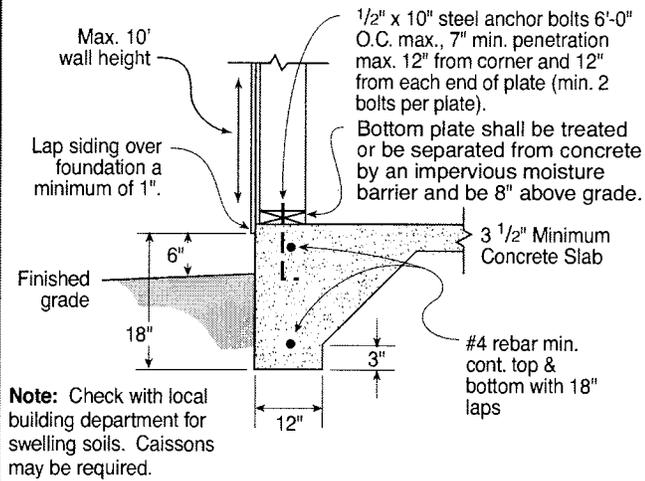
Foundation Insulation _____
(if heated - example: R-10)

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

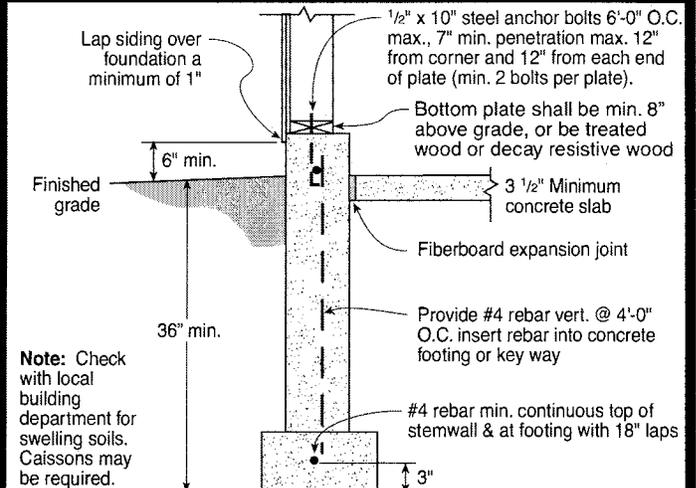
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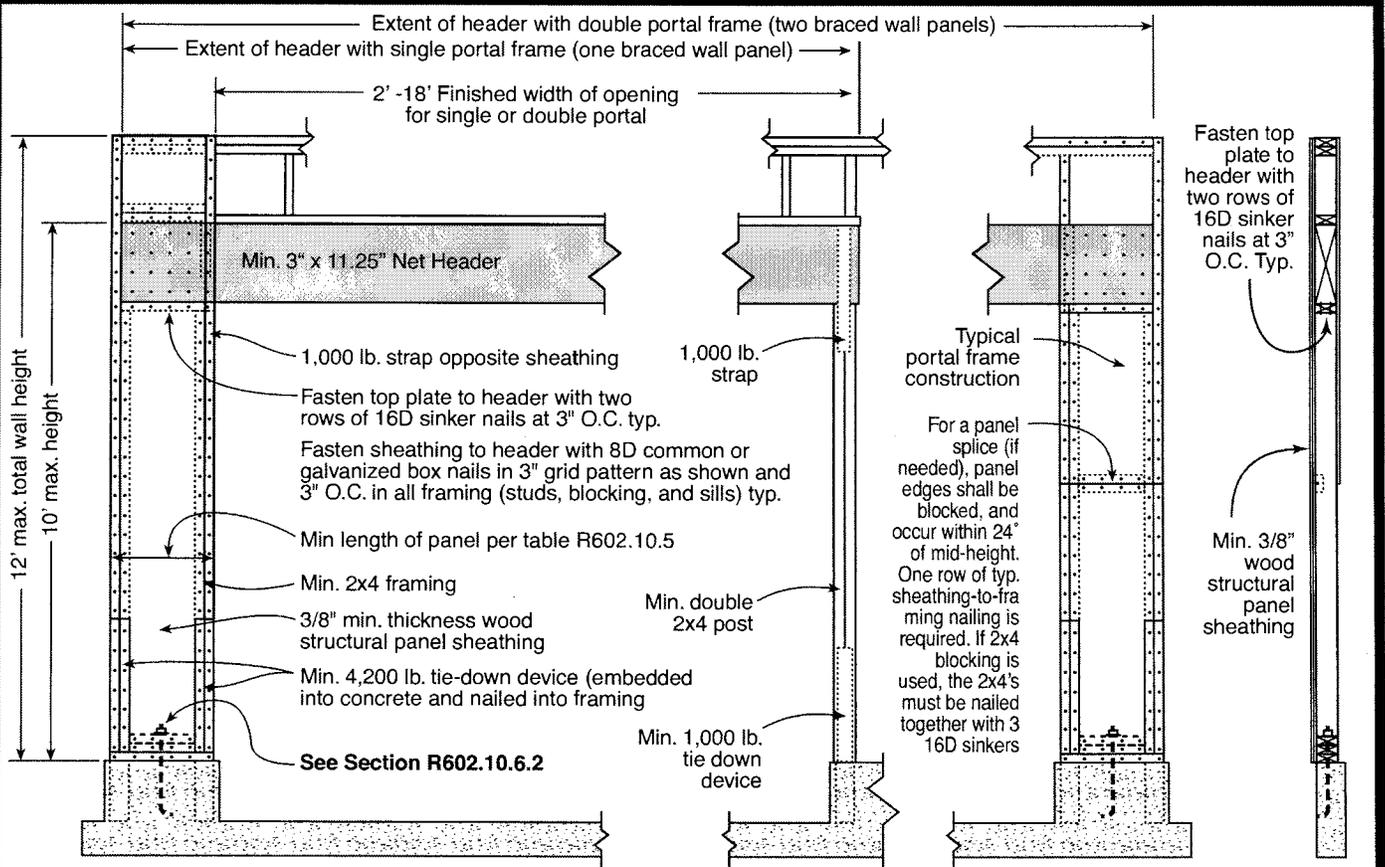
Foundation Detail A



Foundation Detail B



Braced Wall Panel Detail figure 602.10.6.2



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