



# Building Guide

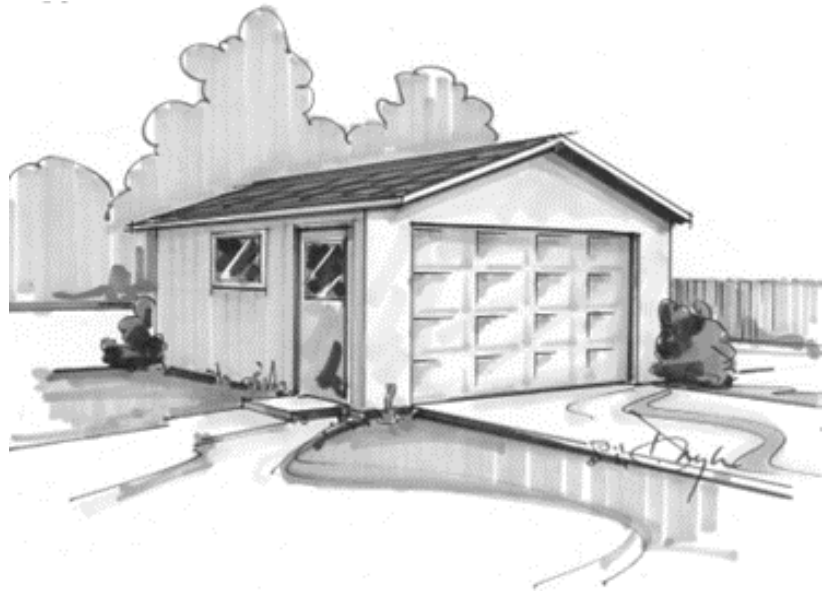
Colorado Chapter of the International Code Council

## 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 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.



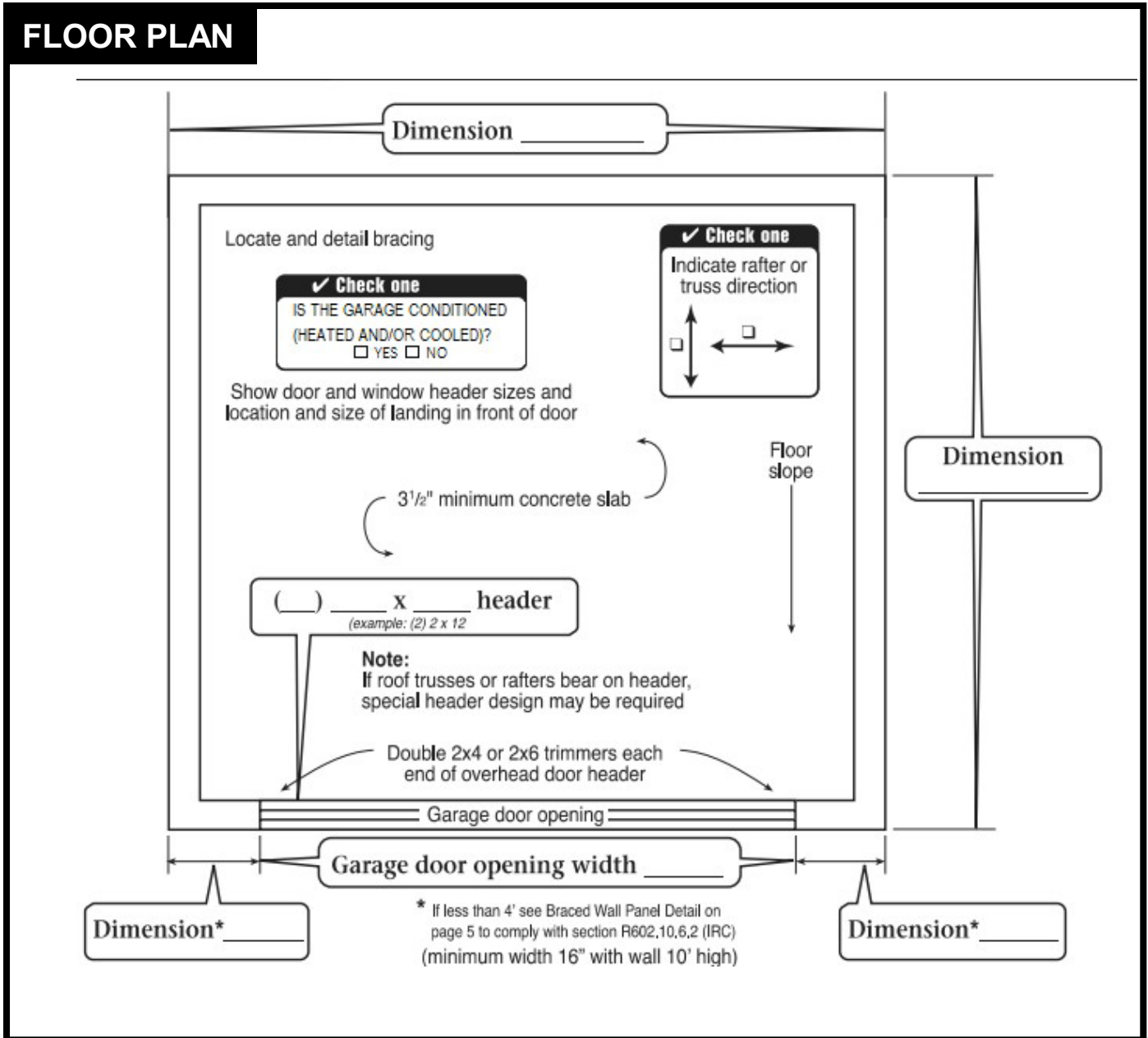
The Colorado Chapter of the International Code Council is a professional organization seeking to promote the health, safety, and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001. [www.coloradochaptericc.org](http://www.coloradochaptericc.org)

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## 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



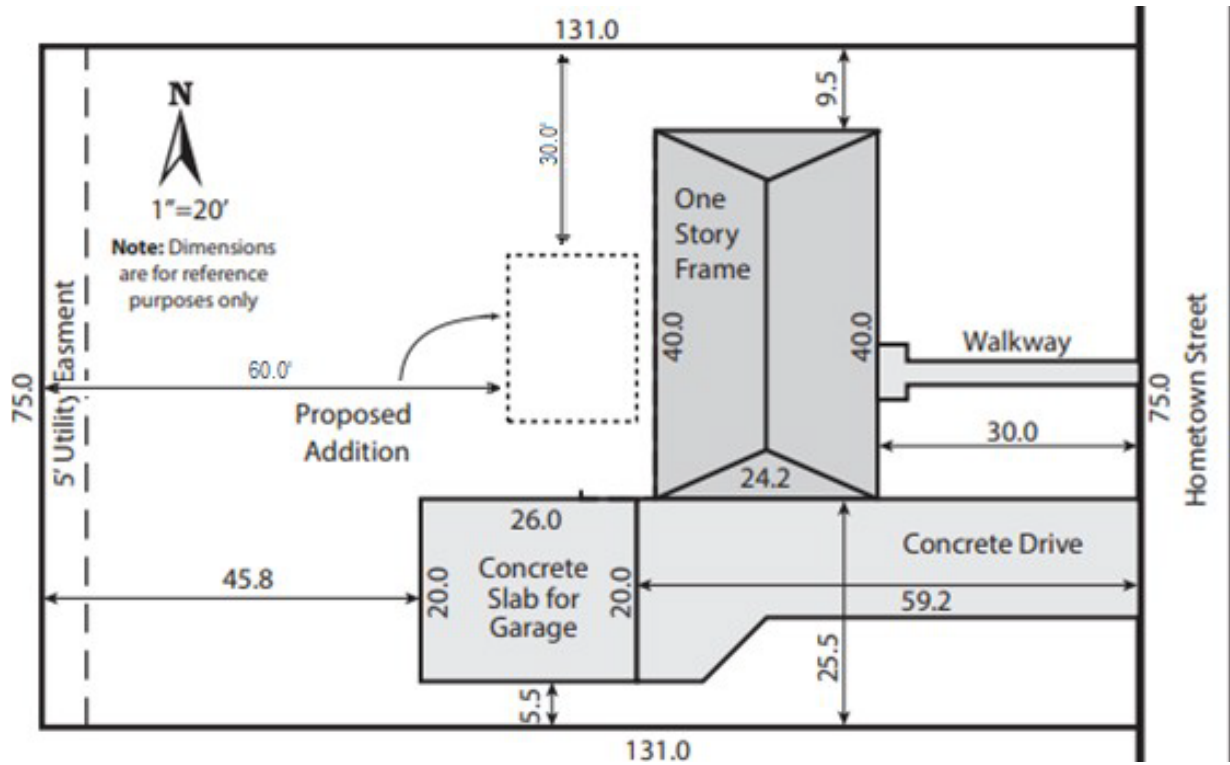
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04/01/26

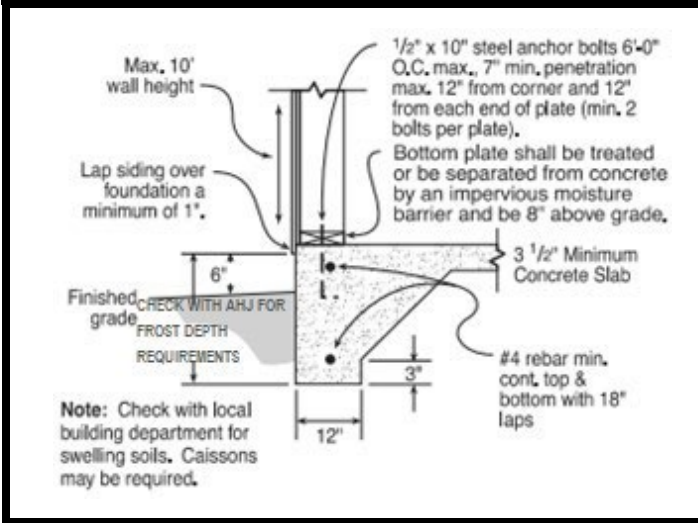
## ADDRESS

## SITE PLAN EXAMPLE

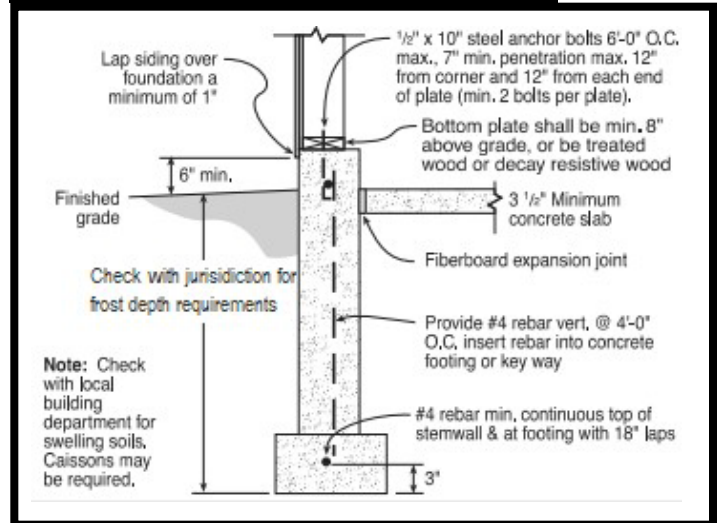


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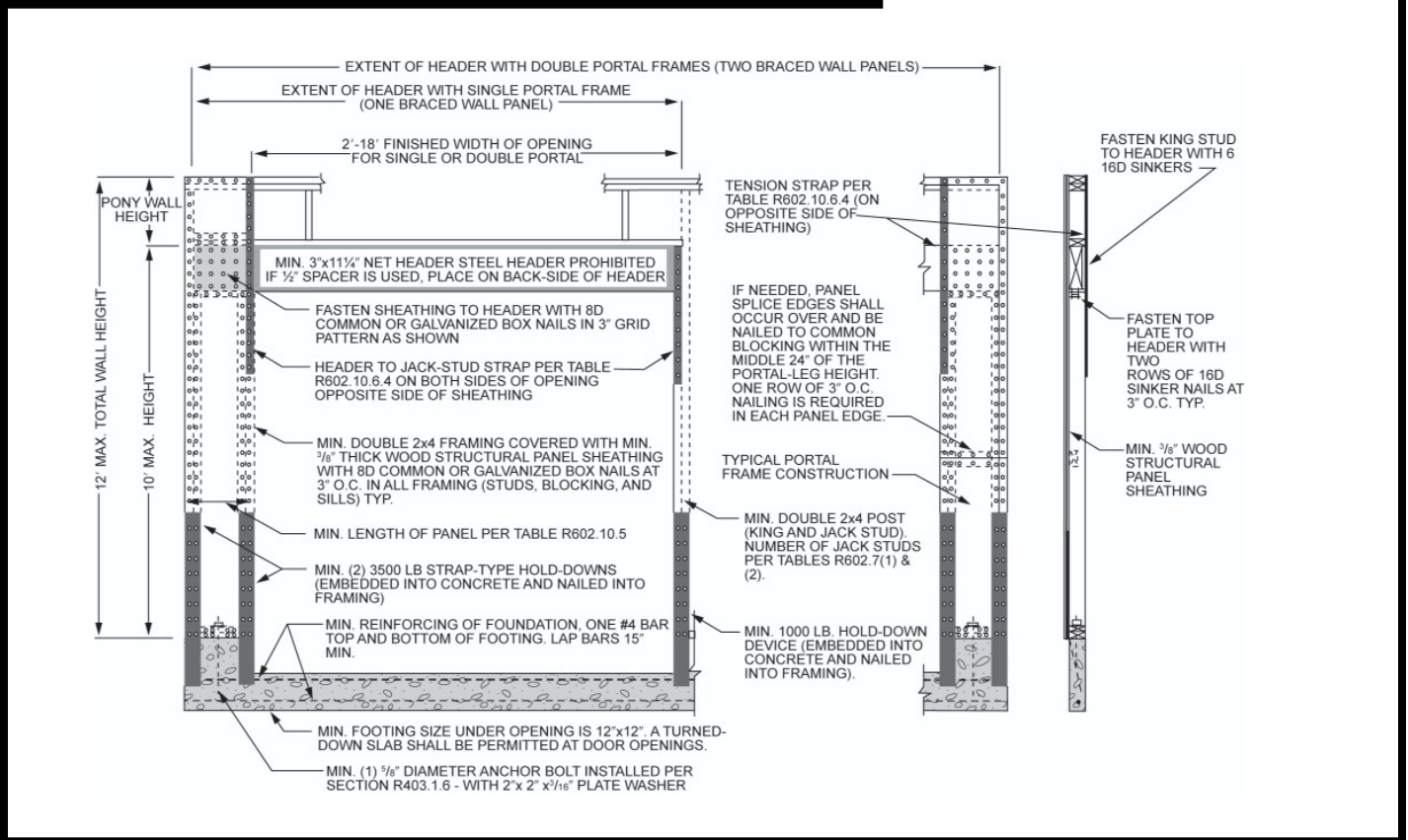
## FOUNDATION DETAIL A



## FOUNDATION DETAIL B



## BRACE WALL DETAIL FIGURE R602.10.6.2



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04/01/26

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

CEILING INSULATION R-VALUE \_\_\_\_\_  
(EXAMPLE: R-49)

MINIMUM 1 X \_\_\_\_\_ RIDGE BOARD  
(EXAMPLE: 1 X 12")

WALL INSULATION R- VALUE \_\_\_\_\_

ROOF PITCH \_\_\_\_\_: \_\_\_\_\_  
(EXAMPLE: 4:12)

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 @ \_\_\_\_\_" O.C.  
(EXAMPLE: 2 X 6 @ 24" O.C.)

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

FOOTING SIZE \_\_\_\_\_" X \_\_\_\_\_"  
(EXAMPLE: 8" X 16")

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

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

1 X 4" COLLAR TIE @ 45" O.C.  
OR RAFTER TIE PER R802.4.5

Span

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

Diagonal wind bracing or braced wall panels @ corners and each 20' of wall.  
Check with authority having jurisdiction for max wall height

Concrete Encased Ground required for new service

Check one  
 Foundation Detail A  
 Foundation Detail B  
(see page 5)

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)

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