

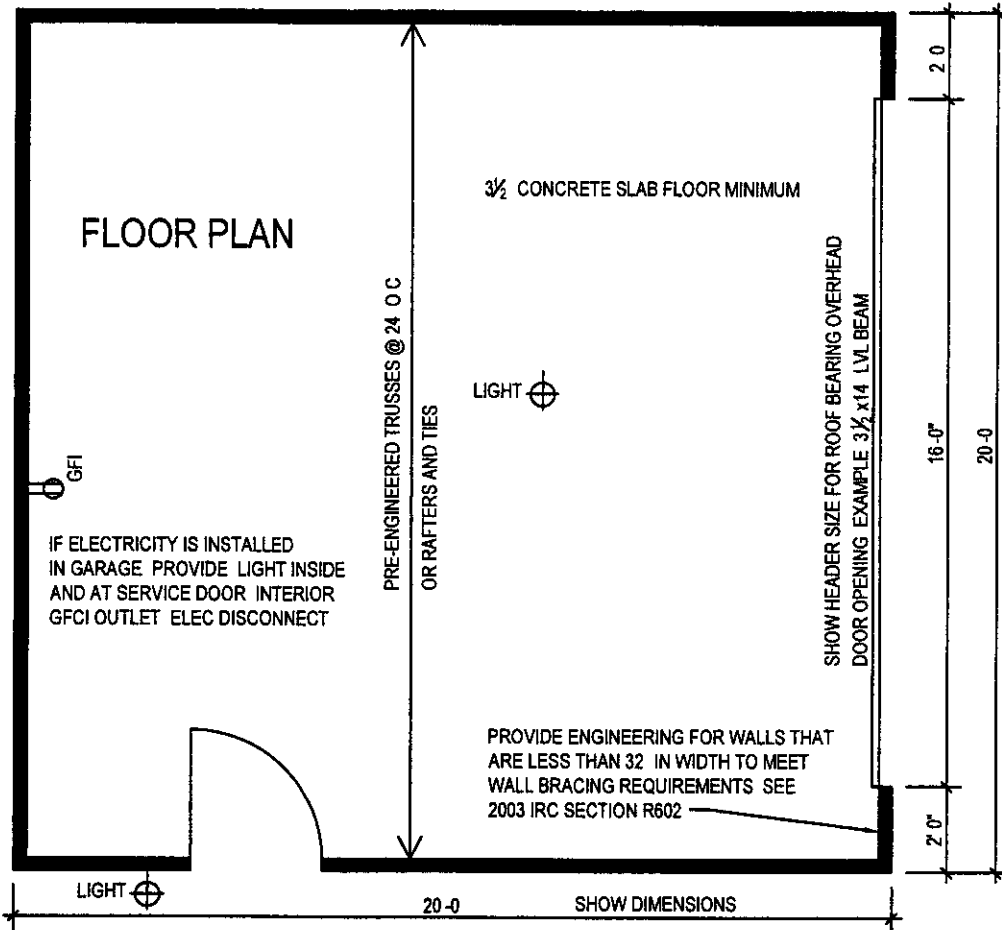
# Fort Collins Building & Zoning Dept.

281 N College Ave , Fort Collins, CO 80522

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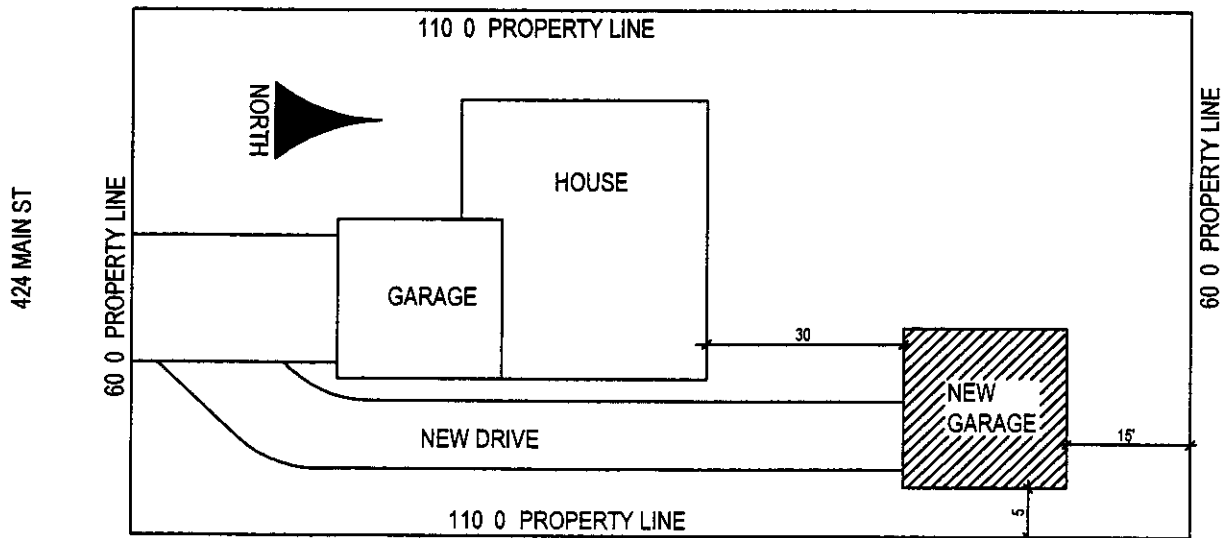
## RESIDENTIAL DETACHED GARAGE HANDOUT

REVISED 1/27/05

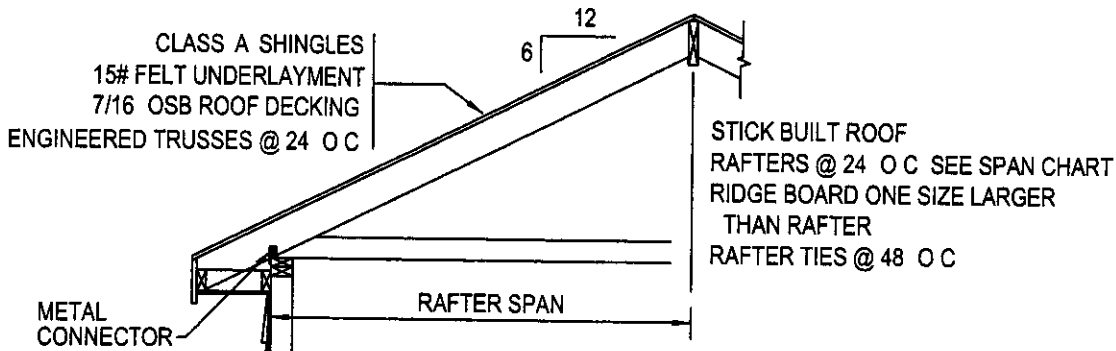


IF HEAT IS INSTALLED IN GARAGE THE FOLLOWING INSULATION MUST BE INSTALLED  
 WALLS- R 13  
 ROOF/ATTIC R 38  
 FOUNDATION SLAB EDGE= R 5  
 ALL DOORS= R 3

**FLOOR PLAN SCALE 1/8" = 1'-0"**



**SAMPLE SITE PLAN SCALE 1" = 20'**



SHOW THE FOLLOWING EXAMPLES  
 2x4 WALL FRAMING @16 O C 10FT HIGH MAX  
 7/16 OSB EXTERIOR WALL SHEATHING  
 LAP SIDING

PROVIDE WALL BRACING PER  
 2003 IRC SECTION R602 EXAMPLE  
 4 x8 STRUCTURAL PANEL SHEATHING  
 AT ALL CORNERS AND EVERY 25 FEET

REDWOOD OR TREATED BOTTOM PLATE  
 ANCHOR BOLTS EMBEDDED 7 @ 6FT O C

SHOW FOUNDATION DESIGNED BY ENGINEER/ARCHITECT  
 EXCEPT WHERE GARAGE IS 120 SQ FT OR LESS THEN IRC  
 FOUNDATION STANDARD R403 & R404 MAY BE USED

## WALL SECTION

		RAFTER SIZE*			
Rafter span in feet		2x6	2x8	2x10	2x12
	6'	24"			
	7'	24"			
	8'	24"			
	9'	24"			
	10'	16"	24"		
	11'	16"	24"		
	12'	12"	24"		
	13'		16"	24"	
	14'		16"	24"	24"
	15'		12"	16"	24"
	16'		12"	16"	24"
	17'			16"	24"
18'			16"	16"	
19'			12"	16"	
20'			12"	16"	

\*IRC table R802 5 1(5) 10PSF hem fir #2

### Submittal Requirements for Detached Garages

- Two sets of plans of the proposed detached garage** See the front page as an example of the plans you will need to submit Foundation engineering is required for buildings larger than 120 square feet, the remainder of the plans *do not* have to be professionally drawn, nor computer generated, but must be neat, clean and legible
- Two sets of site plans, drawn to scale, on paper no bigger than 8 1/2' x 14"**, see example above
- Completed two-part application form** available with other Building and Zoning handouts at 281 N College Ave or on the website [www.fcgov.com](http://www.fcgov.com) The legal information requested on the application must be completed in full
- Completed Homeowner's Affidavit, if applicable (for homeowners doing the construction)** The form is available at Building and Zoning 281 N College Ave