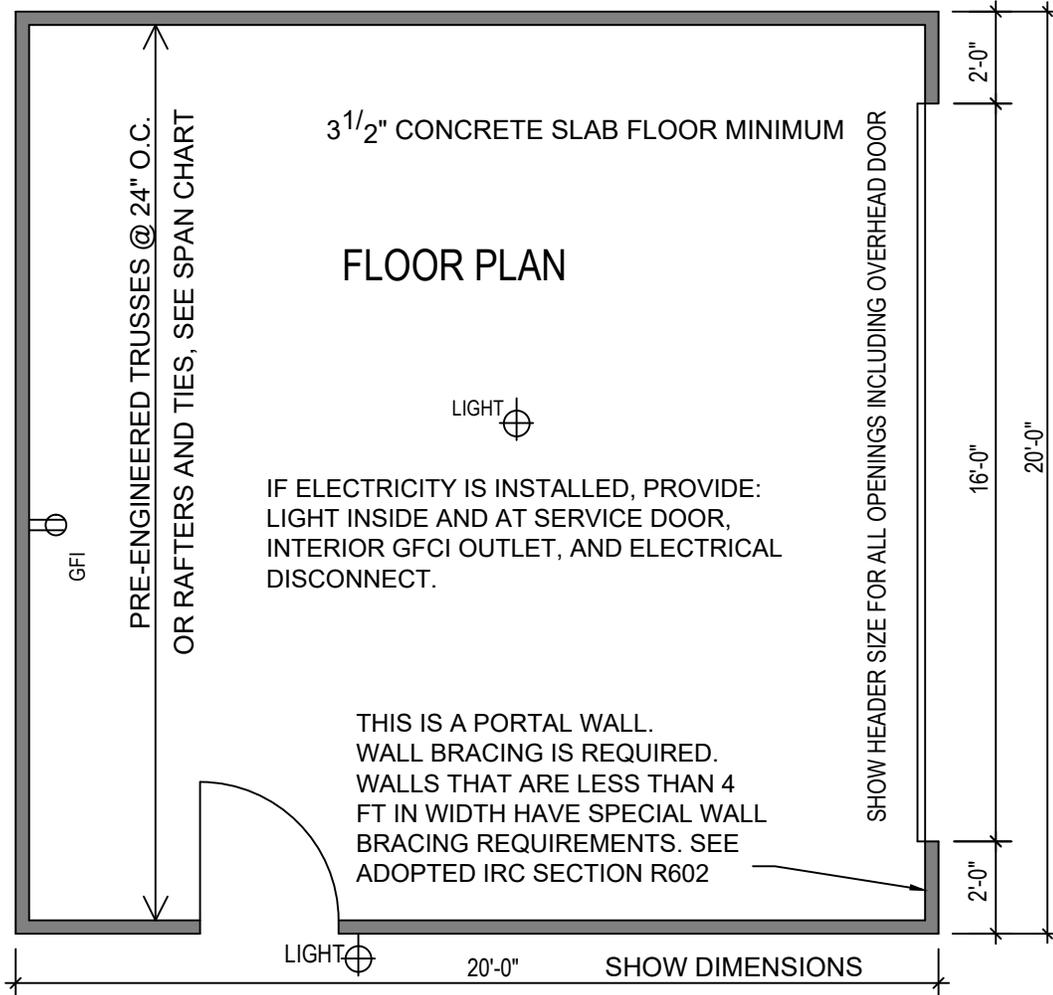


Residential Detached Garage Guide

Floor Plan



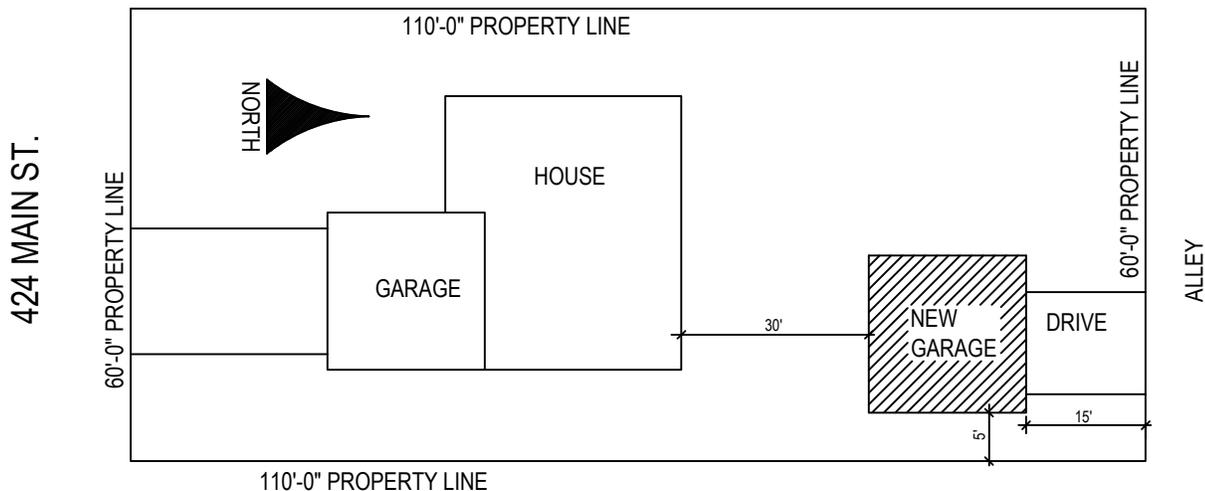
STRUCTURAL DRAWINGS
MUST COMPLY WITH
CURRENT ADOPTED CODE
OR BE ENGINEERED AND
STAMPED BY A COLORADO
LICENSED STRUCTURAL
ENGINEER/QUALIFIED
ARCHITECT.

HEATED GARAGES:
MUST COMPLY WITH
CURRENT ENERGY CODE,
WITH INSULATION
INSTALLED IN THE
FOLLOWING LOCATIONS:

- FOUNDATION
- WALLS
- ROOF

FLOOR PLAN SCALE 1/4" = 1'-0"

Site Plan



SAMPLE SITE PLAN SCALE 1"=20'

Residential Detached Garage Guide

Span Charts

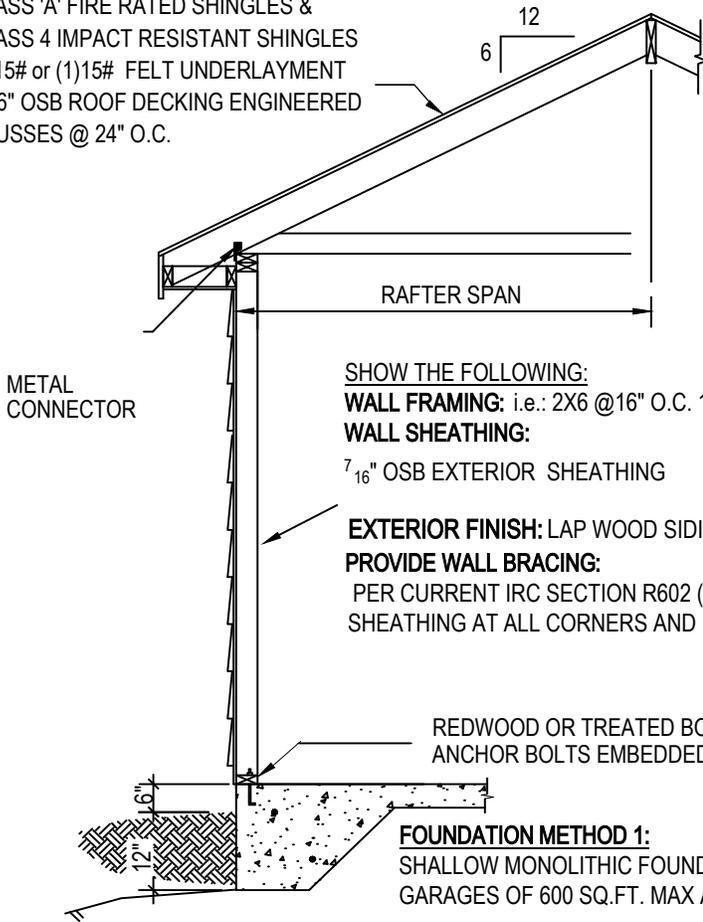
2018 IRC DETACHED GARAGE BEAM SPANS			
HEM-FIR #2, 30PSF LIVE, SINGLE STORY BUILDING - TABLE R602.7(1)			
SIZE	BUILDING WIDTH (PERPENDICULAR TO BEAM)		
	12	24	36
2-2X6	6-0	4-7	3-10
2-2X8	7-7	5-9	4-10
2-2X10	9-0	6-10	5-9
2-2X12	10-7	8-1	6-10

2018 IRC DETACHED GARAGE RAFTER SPANS				
SIZE	RAFTER SPAN (HEM FIR #2, 30psf live, 10psf dead, L-180, No ceiling attached, table R802.4.1(3))			
	12" O.C.	16" O.C.	19.2" O.C.	24" O.C.
2X4	8-10	8	7-4	6-7
2X6	13-7	11-9	10-9	9-7
2X8	17-2	14-11	13-7	12-2
2X10	21	18-2	16-7	14-10
2X12	24-4	21-1	19-3	17-3

Residential Detached Garage Guide

Wall Section

CLASS 'A' FIRE RATED SHINGLES &
CLASS 4 IMPACT RESISTANT SHINGLES
(2)15# or (1)15# FELT UNDERLAYMENT
7/16" OSB ROOF DECKING ENGINEERED
TRUSSES @ 24" O.C.



STICK BUILT ROOF:

RAFTERS @ 24" O.C. SEE SPAN CHART RIDGE BOARD ONE SIZE LARGER THAN RAFTER. RAFTER TIES @ 48" O.C.

ENGINEERED TRUSSES @ 24" O.C.- STAMPED ENGINEERED TRUSS SHEETS ARE REQUIRED ON-SITE FOR INSPECTIONS.

SHOW THE FOLLOWING:

WALL FRAMING: i.e.: 2X6 @16" O.C. 10FT HIGH MAX.

WALL SHEATHING:

7/16" OSB EXTERIOR SHEATHING

EXTERIOR FINISH: LAP WOOD SIDING

PROVIDE WALL BRACING:

PER CURRENT IRC SECTION R602 (EXAMPLE: 4'x8' STRUCTURAL PANEL SHEATHING AT ALL CORNERS AND EVERY 25 FEET).

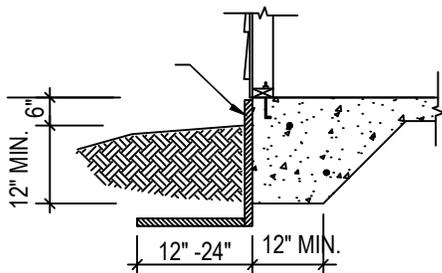
REDWOOD OR TREATED BOTTOM PLATE
ANCHOR BOLTS EMBEDDED 7" @ 6FT O.C.

FOUNDATION METHOD 1:

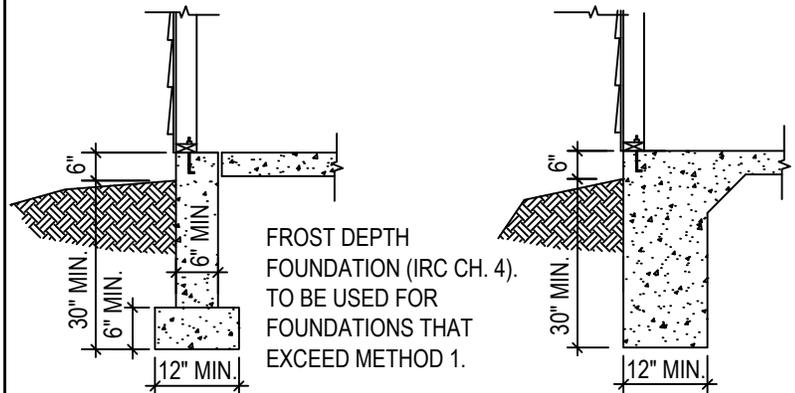
SHALLOW MONOLITHIC FOUNDATION CAN BE USED FOR UNHEATED GARAGES OF 600 SQ.FT. MAX AND EAVE HEIGHT 10' MAX. SEE BELOW.

Foundations

FOUNDATION METHOD 2: SHALLOW MONOLITHIC FOUNDATION LARGER THAN 600 SQ.FT. MUST BE HEATED AND INSULATED TO CURRENT ENERGY CODE



FOUNDATION METHOD 3: UNHEATED GARAGE



FROST DEPTH FOUNDATION (IRC CH. 4). TO BE USED FOR FOUNDATIONS THAT EXCEED METHOD 1.

Submittal Requirements for detached garages:

1. Electronic PDF plans set on a flash drive or (2) sets of paper plans. Must be drawn to scale (i.e.: 1/4" = 1').
2. Electronic PDF site plan on a flash drive or (2) sets of paper site plans 8 1/2" x 14" or smaller.
Drawn to scale (i.e.: 1"=20').
3. Permit application form.
4. General Contractor, or Completed Homeowner's Affidavit if homeowner will be doing construction.
(The form is available at Building Services, 281 N. College Ave.)

Required Inspections:

Setback and footing, foundation, underground electric/plumbing (if applicable), pre-siding (schedule as rough frame), rough electric (if applicable), rough framing, insulation (if heated), final inspections.

