



Building Guide

Colorado Chapter of the International Code Council

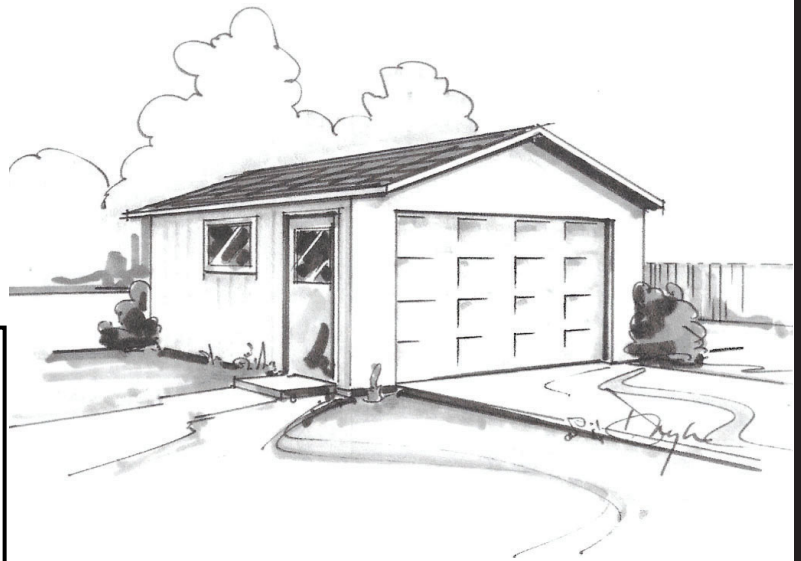
Single Family Residential One Story Detached Garage

How to Use this Guide

Check with your jurisdiction regarding type of submittal (paper or electronic) and for any additional requirements. Draw to scale or provide dimensions 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 and four and indicate which construction details will be used on page five.
- 2. Provide a Plot Plan(site plan)** showing the dimensions of the proposed garage, its relationship to existing buildings/ structures, the distances to adjacent property lines and the distance to any other structures existing on the lot.
- 3. Fill out 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.



Provide building materials and colors samples

Additions and attached structures should match the appearance of the existing structure

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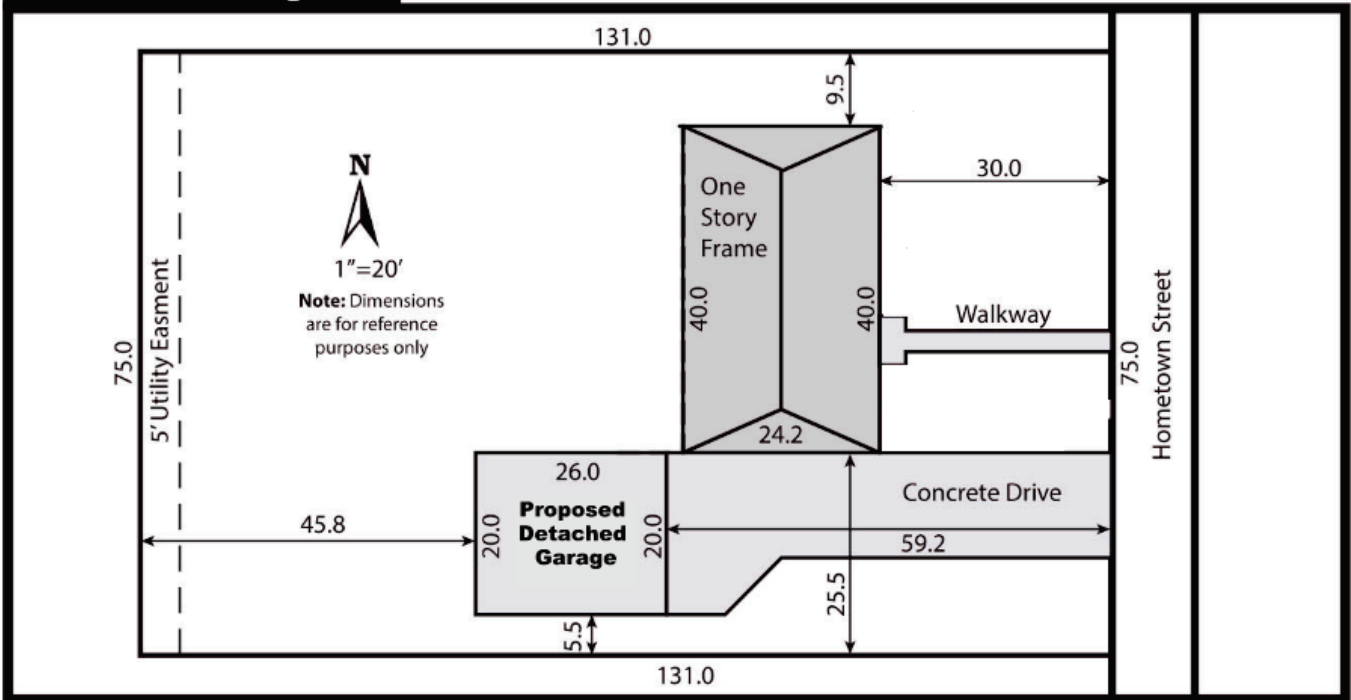
City of Thornton Building Inspection Division
9500 Civic Center Drive, Thornton, CO 80229
303-538-7250
buildings@thorntonco.gov

Single Family Residential One Story Detached Garage

Address: _____

Note: Provide a plot plan (site plan) showing the dimensions of the proposed garage, its relationship to existing buildings/ structures, the distances to adjacent property lines and the distance to any other structures existing on the lot. Include a compass or north facing arrow.

Site Plan Example



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Directions:

1. Fill in the blanks on pages three and four. Please print legibly.
2. Indicate which detail on page five will be used for your project.

Note: Conditioned garages may be required to meet energy code requirements such as insulation requirements in the ceilings, exterior walls, and around the foundation. Check with your local AHJ for specific requirements.

Floor Plan

Dimension

Locate and detail bracing

Check one

Garage is heated
 Garage is not heated

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

() X header
(example: (2) 2 x 12)

Note:
If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening

Garage door opening width

Dimension*

Dimension*

Check one
Indicate rafter or truss direction

Floor slope

* If less than 4' see Braced Wall Panel Detail on page 5 to comply with section R602.10.6.2 (IRC) (minimum width 16" with wall 10' high)

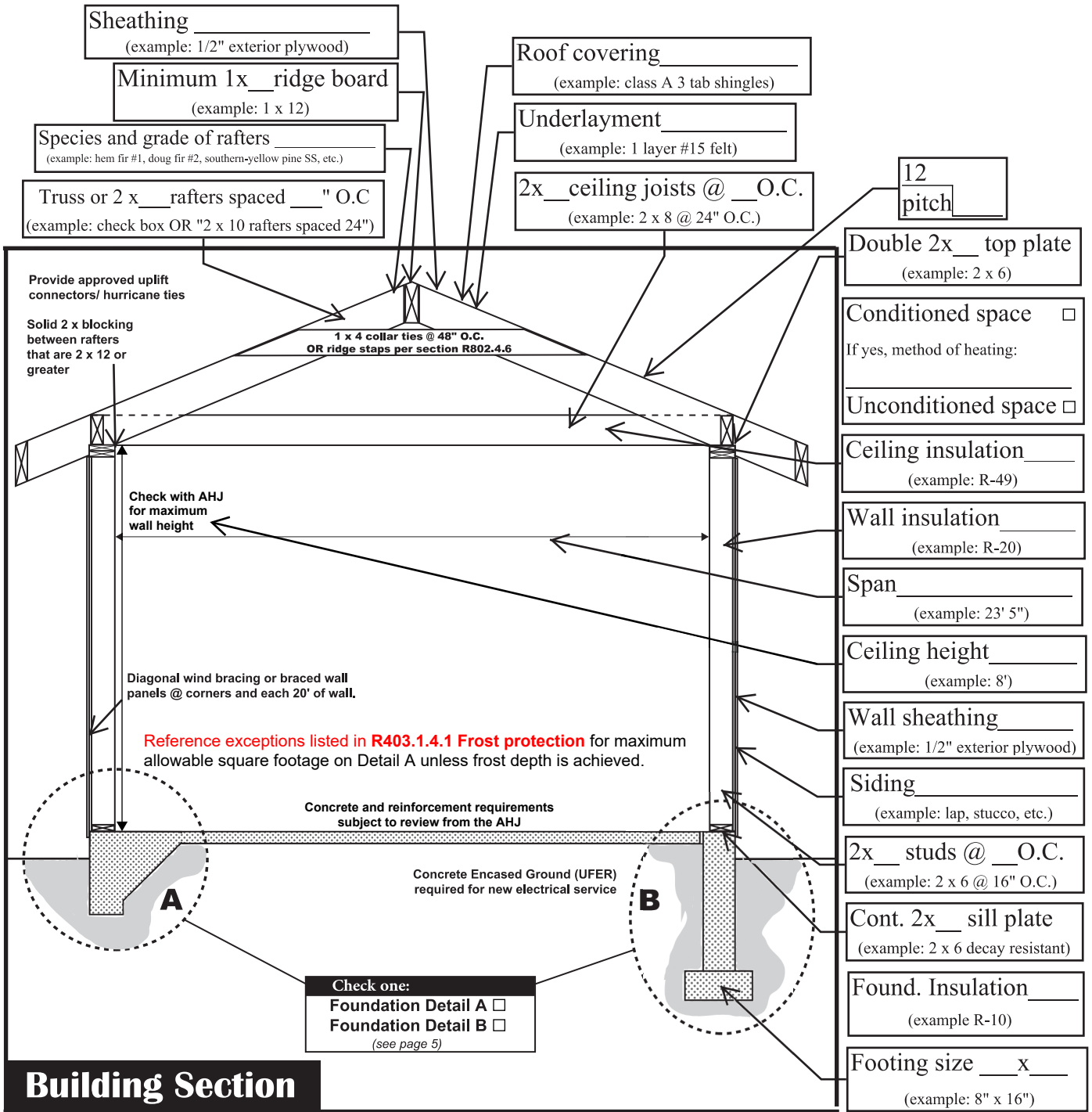
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Notes:

1. For roofs with slopes less than 4:12, follow manufacturer's requirements for low slope application of roofing material.
2. Pre-engineered roof trusses with uplift connectors/ hurricane ties may be used in lieu of roof structure shown. Provide stamped truss calculations and layouts.



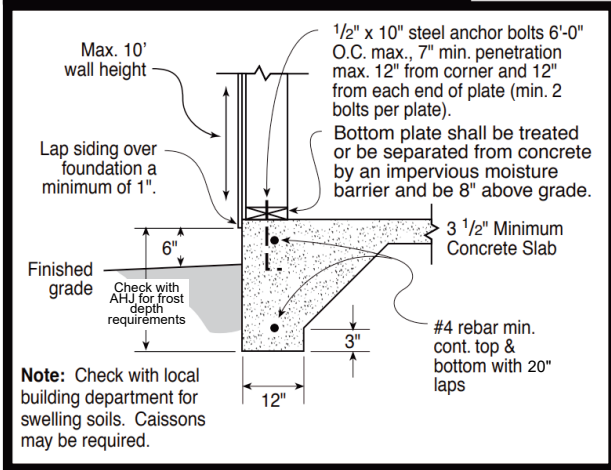
Building Section

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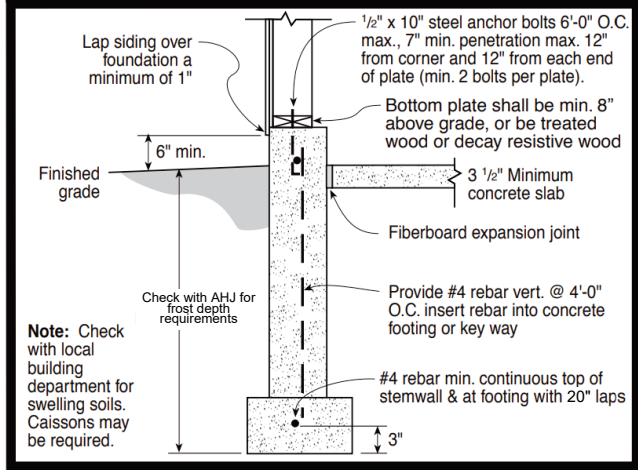
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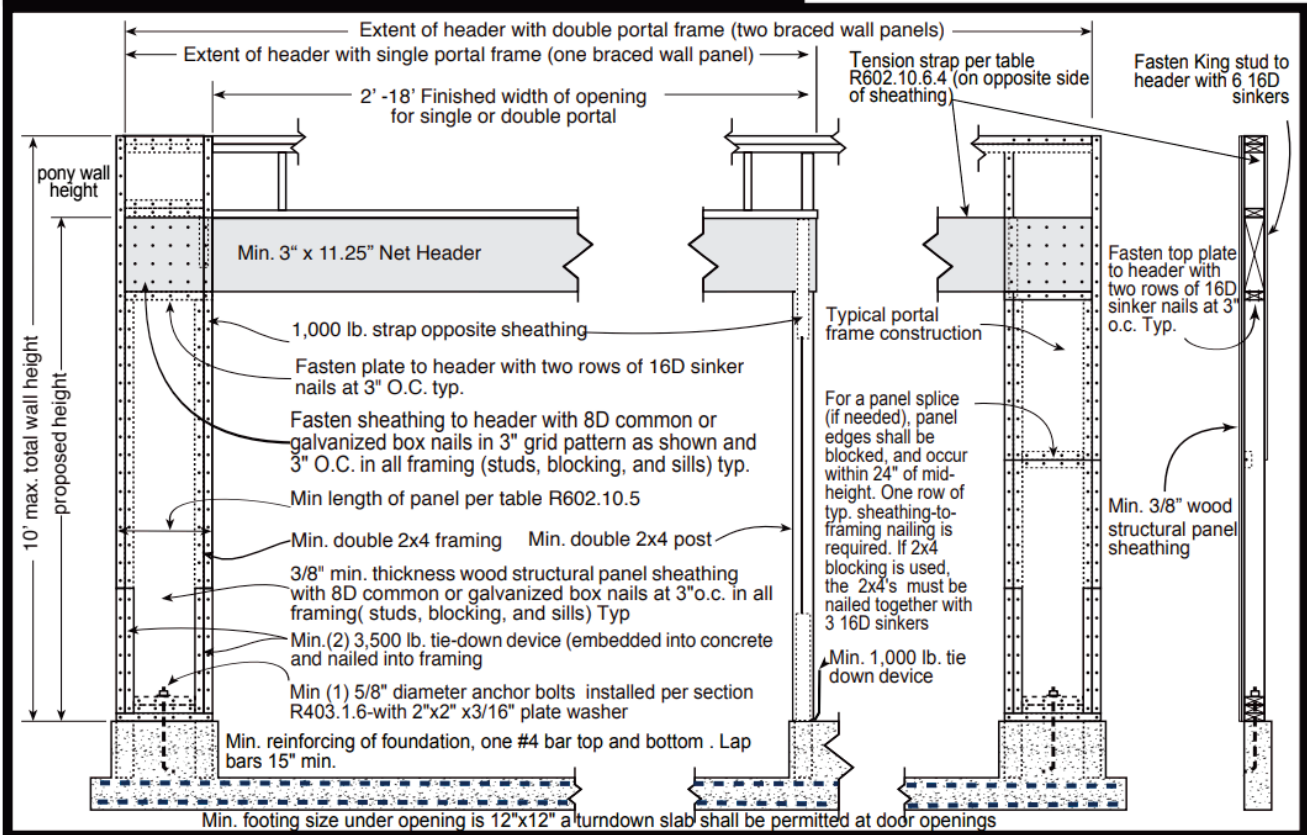
Foundation Detail A



Foundation Detail B



Braced Wall Panel Detail figure 602.10.6.2



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Approved Asphalt Shingles

Atlas:

- StormMaster Slate
- StormMaster LM
- Pinnacle¹

Certain Teed:

- Grand Manor
- Belmont
- Carriage House
- Presidential Shake TL (&AR)
- Landmark TL (AR & IR)
- Presidential Shake (&AR)
- Highland Slate
- Hatteras
- Landmark Premium
- Landmark Pro
- Landmark Climateflex
- Landmark
- Northgate Climateflex
- Patriot

EuroShield:

- Rundle Slate
- Vermont Slate

GAF – Elk:

- Camelot II
- Grand Canyon
- Grand Sequoia
- Woodland
- Timberline HDZ
- Timberline UHDZ
- Timberline CS
- Timberline AS
- Timberline Prestique 40
- Timberline NS
- Marquis WeatherMax

IKO:

- Armourshake
- Cambridge LT
- Crowne Slate
- Royal Estate
- Dynasty
- Nordic

Malarkey:

- Legacy¹

- Ecoasis
- Highlander
- Windsor
- Vista

Owens Corning:

- Woodmoor Collection
- Woodcrest Collection
- Berkshire
- Duration Shingle (All)
- Oakridge Shingles¹

Pabco:

- Paramount Advantage
- Paramount
- Cascade
- Premier Advantage
- Pabco Premier
- Pabco Prestige

Tamko:

- Heritage
- Heritage Vintage
- Proline Titan XT
- Proline Stormfighter Flex
- Proline Stormfighter IR

¹ Must be installed in accordance with the manufacturer's high wind installation requirements.

The manufacturers and shingle types are not all inclusive. The Building Inspection Division will consider any shingle that carries a national wind warranty for 80 mph sustained or 90 mph 3- second gust. **Shingles and other roof coverings not listed shall be approved prior to permit issuance and will require a building and/or planning department material review.**

NOTICE: Some manufacturers require that a warranty upgrade be purchased in order to be covered for the stated wind speed. Please consult the shingle manufacturer's representative for details.