DETACHED RESIDENTIAL GARAGE - REQUIREMENTS FOR BUILDING PERMIT

Building a Detached Garage?

Before submitting a building permit application please be aware of the following:

- A residential permit is required.

- Two sets of building plans drawn to scale (1/4” = 1’ scale is preferred) need to be submitted. Plans shall be no smaller than 8.5” x 11” paper and no larger than 24” x 36”.

- Three (3) site plans (include all existing structures, proposed location of the detached garage, and setbacks from all property lines to the proposed detached garage) are required. (See site plan handout for more details.)

- Building plans must include a roof framing plan, section plan, and elevation details. Foundation plans must be provided as well.

    An engineered foundation plan may be required based on the location and/or design of the garage. If engineered foundation plans are required, two original wet stamped plans must be submitted with all detailed drawings.

- All monolithic foundations greater than 24’-0’ in width (truss length), more than twice as long as they are wide, or greater than 600 sq. ft. in floor area shall be designed by a Colorado Registered Engineer.

- All monolithic foundations greater than 600 sq. ft. must be frost protected.

- Size, spacing, specifications of studs, rafters, beams, ridge board or ridge beam, collar ties, and top and bottom plates must be specified.

- All electrical work must comply with the 2020 National Electrical Code as adopted and administered by Larimer County. Electrical plans not required.
DETACHED GARAGE - REQUIREMENTS FOR BUILDING PERMIT

ROOF FRAMING AND PLAN VIEW

- Indicate type of roof system & spacing of rafters or trusses
- Indicate header sizes for all openings
- Show location of all openings

NOTE: Garage length not to exceed twice its width or engineering will be required

BUILDING SECTION

- Indicate roof covering & slope
- Rafter collar ties are to be located in lower 1/3 of roof pitch if ridge board is used
- Metal framing anchors
- Indicate stud size & spacing
- Specify siding material
- Treated sill plate
- Permanent foundation required

Provide wind bracing at all corners and every 25' of wall. See section R602.10 of the 2021 IRC for more information on wall bracing and garage door portal framing.

Last updated 01/25/2022
Single Family Residential One Story Detached Garage

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

- Truss or 2x rahers spaced O.C. (example: 16")
- Sheathing (example: 15" exterior plywood)
- Minimum 1x ridge board (example: 1 x 12)
- Roof covering (example: Class A 3 tab shingles)
- Underlayment (example: 1 layer 1.5" laitx)
- 12 pitch
- Ceiling insulation (if heated - example: R-38)
- 2x ceiling joists O.C. (example: 2 x 6 @ 24" O.C.)
- Double 2x top plate (example: 2 x 6)
- Span (example: 25')
- Ceiling height (example: 8')
- Siding (example: lap or T-111)
- Wall sheathing (example: 16" exterior plywood)
- 2x studs O.C. (example: 2 x 6 @ 24" O.C.)
- Cont. 2x sill plate (example: 2 x 6)
- Wall Insulation (if heated - example: R-20 Fiberglass Batt)
- Foundation Insulation (if heated - example: R-10)
- Footing size x (example: 8' x 16')

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submitting under the 2012 International Residential Code. It is not intended to cover all circumstances. Check with your Department of Building Safety for additional requirements.