



Single Family Residential Detached Garage/Sheds

Purpose of Guide

The purpose of this guide is to assist you in the permit process for your project. This handout is intended as a basic plan submittal under the 2009 International Residential Code. It is not intended to cover all circumstances. Depending on the scope and complexity of your project, additional and/or more detailed plans may be required. Please note that where the word garage is used in the following details the word shed can be used in lieu of where applicable.

How to Use this Guide

1. Complete the Building Guide:

Fill in the blanks on page (2) and indicate which construction details will be used. It is important to print legibly to help staff review the information. At least two completed copies must be provided to apply for a building permit.

2. Provide Site Plans:

Show the dimensions of your project and its relationship to existing setbacks easements, structures on the property, and the distance to property lines. All property pins must be located. If proposed structure is less than 12" from the minimum setback required by your local zoning ordinance, an as-built survey is required. Identification of the existing location of easements is the responsibility of the property owner.

3. Submit a Completed Permit Application:

Applications may be obtained at City of Centennial or www.CentennialColorado.com. It is important that the permit is filled out completely to the best of your knowledge, and that you provide any additional pertinent information.

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Construction Details

Directions

1. Fill in the blanks on page (2) and (3) with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes on page (3) which detail from page (4) will be used.

Job Site Address: _____

Overall Width _____

Overall Length _____

CHECK ONE
 Garage is Heated
 Garage is not Heated

CHECK ONE
 Garage has Electricity
 Garage does not have Electricity

Show door and window header sizes and locations, and size of landing in front of door.

MIN 3 $\frac{1}{2}$ " concrete floor

Slope floor towards door
 MIN $\frac{1}{4}$ " per foot

Note: If roof trusses or rafters bear on the headers, special design may be required. Show direction trusses span.

Circle one

Header Size () x _____
 EXAMPLE: (2) 2x12

Double 2x4 or 2x6 trimmers req. each end of header

Garage Door Opening

Opening Width _____

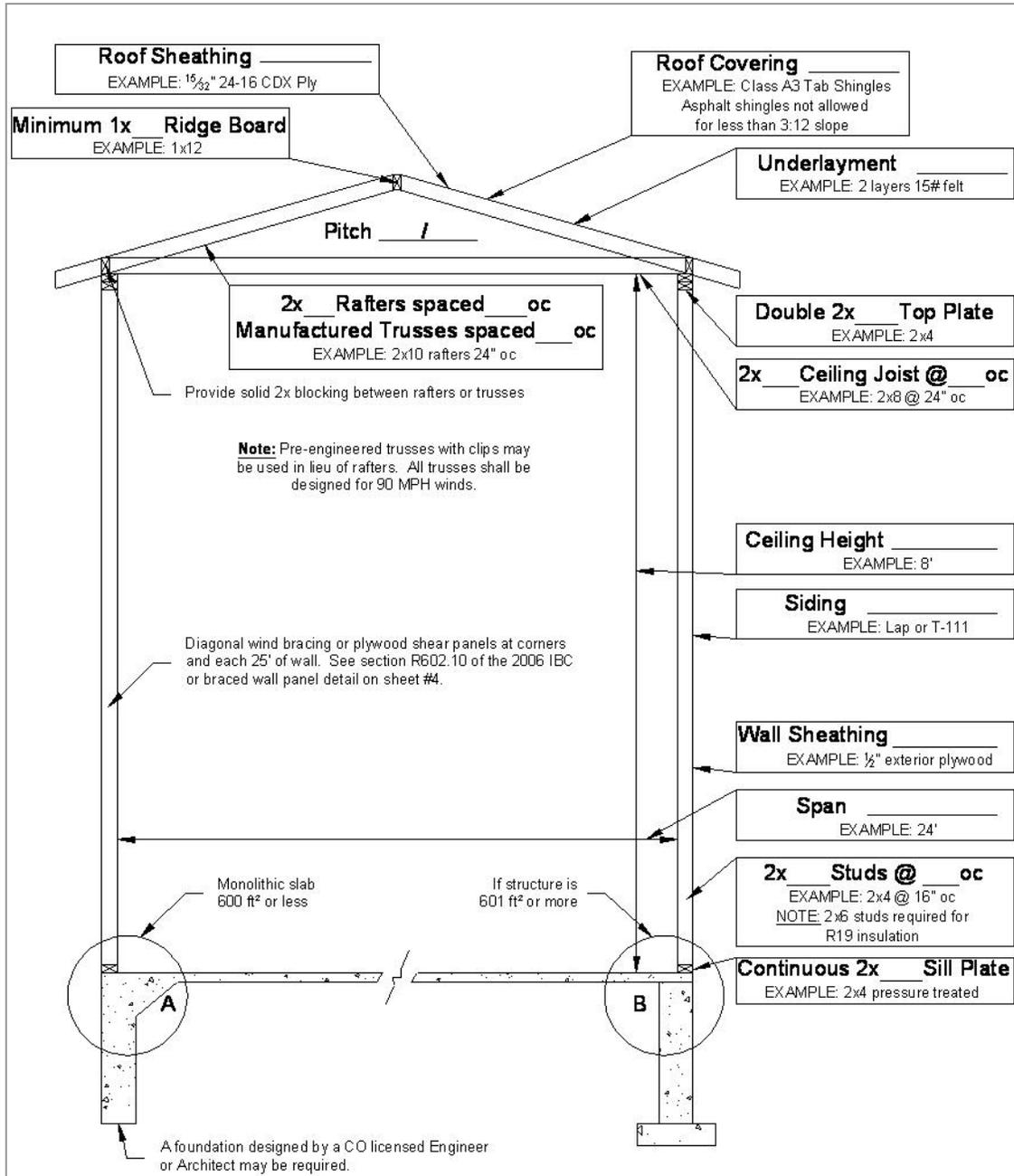
Dimension _____

16" minimum with alternate braced wall panel as per R602.10.6.2 of 2006 IRC. If less than 16", engineering is required. See also section 602.10.5 for continuous sheathing.

Dimension _____

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Construction Details

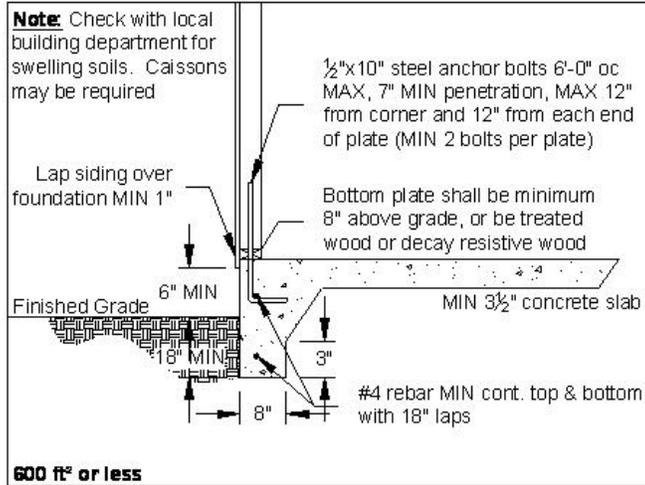


Foundations shall be designed and the construction drawings stamped by a Colorado registered professional engineer or licensed architect. The drawings must be noted with the engineering firm name, specific location for design and soils report number if applicable. See the Building Division for further information.

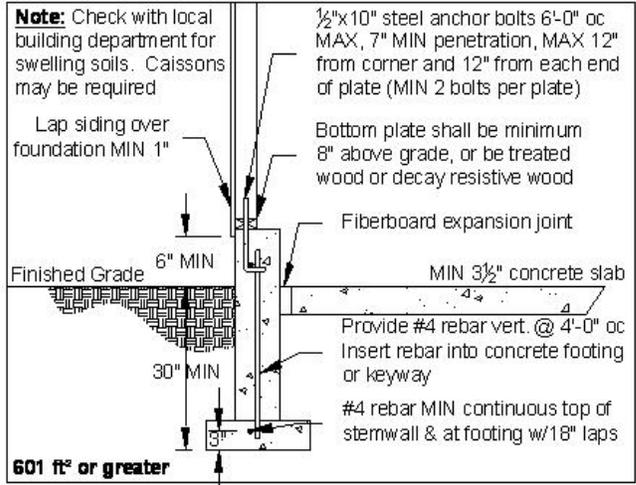
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Construction Details

FOUNDATION DETAIL A



FOUNDATION DETAIL B



BRACED WALL PANEL DETAIL

