This handout is only applicable to residential detached garages on single-family lots. A permit is required for all garages regardless of size.

Printable copies of permit applications and contractor registration applications are available at www.lakewood.org or you may pick up copies at the address above.

**Contractors and Homeowners as General Contractors:**
- Homeowners may obtain the building permit for a detached garage or accessory building on their own single-family lot if they perform the work themselves.
- Any person hired to perform work must have the required registration to do work within the City of Lakewood.

**Submittal Requirements:**
- Please consult the building permit staff for conditions that do not match this handout.
- Provide a completed permit application along with 2 complete sets of the following plans:
  1. Plot Plan drawn to 1” = 30’ or larger standard scale
     - See page 2 for an example plot plan
     - You may use an Improvement Location Certificate (ILC) to complete the plan. Use the same scale as the ILC to add the required information.
     - Include north arrow and scale used
     - Provide the property address and names of all adjacent streets
     - Show all property lines and easements with dimensions
     - Show footprint of existing home and new detached garage.
     - Show all existing accessory buildings and label type and dimensions (e.g. 10’ x 12’ shed)
     - Show all walks, drives and patios
     - Provide dimensions on all sides from the new detached garage to property lines and to any other structures on the lot
  2. Floor plan drawn to ¼” = 1’ or larger standard scale.
     - See page 3 for an example detached garage floor plan. Provide all the information as shown on the example.
     - Show dimensions of detached garage.
     - Include location, width and height of all doors and windows. Indicate the header size at each door or window opening.
     - Truss shop drawings that bear the seal and signature of a registered Colorado P.E. must be provided when factory-built trusses are being used rather than rafter systems.
     - Indicate if the garage is to be heated, plumbed or wired in any manner. Include schematic drawings of any gas lines or plumbing if applicable. Indicate the location of lights, switches and outlets, and the power source from the primary electrical panel.
     - Heated detached garages must be insulated to meet the requirements of the International Energy Conservation Code. Indicate window and door U-values, and list R-values of insulation at walls, ceiling, and slab/foundation.
     - Garage Building Section: See page 4 for an example garage building section. Provide all the required information as shown on the example garage section.
     - Indicate on the building section drawing the type and size of foundation you will use. See page 2 for example foundation details.
     - Monolithic slab foundations are restricted to buildings of light frame construction and a maximum of 1200 square foot and 10 foot wall height.
     - Specify the roof slope and roof covering product you are using. Refer to the Roofing/re-roofing handout for more information.
     - Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future electrical vehicle charging as “EV CAPABLE.”
SAMPLE PLOT PLAN

CARR STREET

345 CARR STREET

PROPERTY LINE
LOT DIMENSION

WEST 3RD AVENUE

EXISTING DECK

DIMENSION

EASEMENT

RESIDENTIAL DETACHED GARAGE

SAMPLE FOUNDATION DETAILS

MONOLITHIC SLAB DETAIL

#4 REBAR VERTICAL @ 4" O.C.
#4 REBAR 2-TOP 2-BOTTOM

1/2"x10" J BOLT @ 6" O.C. max. spacing

1/2"x10" J BOLT @ 6" O.C. max. spacing

#3-24" on CTR each way

4" min. slab depth

#4 REBAR 2-TOP 2-BOTTOM

16" wide min.

8" min.

6" min.

36" min.
Example of Garage Floor Plan

- 20’
- 22’

50-AMP Sub-Panel fed from house main panel

Pre-Manufactured Roof Trusses @ 24” O.C.

3’x3’ Window
2-2x8’ HDR

Non-Heated Garage

All electric receptacles are GFCI protected

Concrete Slab

3-2x4’ studs &
2-Trimmers each side of O.H. door opening

Braced Wall panel at each end of O.H. door opening
(See detail on page 4)

7’x16’ O.H. Door
(2-11 7/8” ML Header—Non Bearing)
(2-14” ML Header—If Bearing Roof or Floor above)
Example of Garage Section Drawing

Asphalt shingles over 15# felt over 7/16 OSB

Pre-Manufactured Wood Truss @ 24" O.C.

Exterior Siding

7/16 OSB

2x4 @ 16" O.C.

2x Pressure Treated Sill Plate

Monolithic Slab

Extent of header (Two braced wall segments)

Extent of header (One braced wall segment)

Top plate continuity is required per section R602.3.2

Braced Wall Panel Detail

Min. 3"x11.25" Net Header
Header shall occur at top of wall

2" to 18" (Finished Width)

Fasten sheathing to header with 8D common nails in 3" grid pattern as shown and 3" O.C. in framing as shown (Stud and Sills) TYP.

Minimum 1000 lb. header-to-jack stud strap on both sides of opening per table R602.10.4.1.1 (Install on backside as shown on side elevation)

Header shall be fastened to the king stud with 6-16D sinker nails

For a panel splice (if needed), Panel edges shall be blocked and occur within 24" of mid height.
One row of TYP. Sheathing-to-Framing is required in each panel

Wood structural panel strength axis

Min. (2) 2x4 TYP.

Min. Length based on 4:1 height-to-length ratio.
For example: 24" min. for 6' height.

Min. 2.5" x 3/16" Plate washer

Anchor bolt per R403.1.6 TYP.

16D Sinker nails nails in 2 rows
@ 3" O.C.

1000 lb. Header-to-Jack-Stud strap on both sides of opening

7/16" min. thickness wood structural panel sheathing

Max. Height 10'

For S1: 1 inch = 25.4 mm. 1 foot = 304.8 mm. 1 pond force = 4.448 N.

Braced Wall Panel Detail