



**Boulder
County**

**Boulder County
Land Use Department
Publications**

Garage Construction

Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

**Building Safety &
Inspection Services:**
303-441-3926
building_official@bouldercounty.org
www.bouldercounty.org/lu

Office Hours:
8 a.m.-4:30 p.m. Mon., Wed., Thurs., Fri.
10 a.m.-4:30 p.m. Tuesday

Building Permits can be applied for
and issued until 4 p.m.

Garage Construction

Per the 2015 International Residential Code.

What You Need to Apply for a Building Permit

- Provide a completed building permit application form.
- Two complete sets of printed plans and a digital copy of the PDF files are to be submitted to Building Safety and Inspection Services for plan review.
- Provide a completed *Jobsite Construction Recycling* checklist.

Plan Requirements

Provide complete details as listed below to assure your plans can be approved without delay. Typically a site plan, floor plan, elevations, and a section drawing which contain the information shown below will be adequate for approval. Minimum ¼" scale plans.

Site Plan

- Indicate property lines.
- Show dimensions between all structures and property lines and between the proposed garage and all other structures on lot.
- Provide a north arrow.
- Show the Utility Routing Plan.

Floor Plans

1. Provide a complete dimensional Floor Plan.
2. Indicate the location of all doors and windows. Label the sizes.
3. Indicate the header size to be used for each opening, or you may note a typical header size.
4. For attached garages provide a floor plan showing the adjacent space(s).
5. Indicate if installing mechanical, electrical, or plumbing. If so, provide mechanical equipment location, electrical panel location, and/or plumbing fixture location.

Section Drawings

6. Indicate the frost depth to the bottom of the footing (30-inch minimum required).
7. Indicate the footing width and height, and note the reinforcement size and spacing.
8. Indicate the foundation wall width and height, and the vertical and horizontal reinforcement size and spacing.
Note: Walls exceeding 4-feet that retain soil must be engineered.
9. Indicate the anchor bolt size and spacing.
10. Indicate the wall stud size and spacing.
11. Indicate the wall sheathing and siding material.
12. Indicate the rafter size and spacing (If engineered trusses are to be used label this on the plan).
13. Label the ceiling joist size and spacing (not required for engineered trusses).
14. Indicate the roof sheathing material.
15. Indicate the roof covering material.
16. If the building is a conditioned (heated) structure, indicate insulation type, location, and R-values. See Boulder County Building Code amendments IRC Chapter 11 for requirements.

General Notes

Ignition Resistant Materials will be required for garages located in Wildfire Zone 1 (generally the mountainous portion of the county) and if the project is either a detached garage or an addition with greater than 200 sq. ft. of floor area. Defensible space and a noncombustible surface will also be required around the garage and primary residence (R327.4.13). For more information contact Building Safety & Inspection Services at 303-441-2640. For information about the defensible space requirements contact a Wildfire Mitigation Specialist at 303-441-3930.

If the site design wind speed exceeds 140 mph ultimate design wind speed MPH, the structure must be designed by a Colorado licensed Architect or Engineer.

Electrical Vehicle Charging

A new garage with electrical is required to have electrical vehicle charging pre-wire per section R329 of the Boulder County Building Code Amendments.

Planning Review Processes

Your project may require a review process such as Site Plan Review through the Planning Division. For more information call 303-441-3930 to speak with a Planner.