

Single Family Residential Addition

Heads Up

Site Plan

1. When drawing your site plan be sure to show the location of electric, gas, sewer and water service lines. If you don't know where they are, call the Public Service Utility.

They will come out and locate lines for you. Remember to ask them about the cost.

2. Show where the existing electric and gas meters are located on your home. These meters may have to be relocated and it is best to know this before you start construction.

Floor Plan

1. Smoke detectors. If the value of your addition exceeds \$1000, the Uniform Building Code asks you to add an important safety tool to your home. Battery operated smoke detectors will do the job in existing areas. At least one on every level of your home, one in each bedroom, and one in the area(s) serving the bedrooms are required. The added cost is small but worth it.

2. Landings are required at exterior doors. The landing may be as much as eight inches lower than the floor of the room, but it must be at least 3' x 3'. There is no limit as to how large it can be.

3. Safety glass is required at specific locations. When you draw in the location of the new windows on the floor plan, the plan reviewer can identify which ones require safety glass.

4. Heat is required in all habitable rooms. Show how the addition will be heated on the plan.

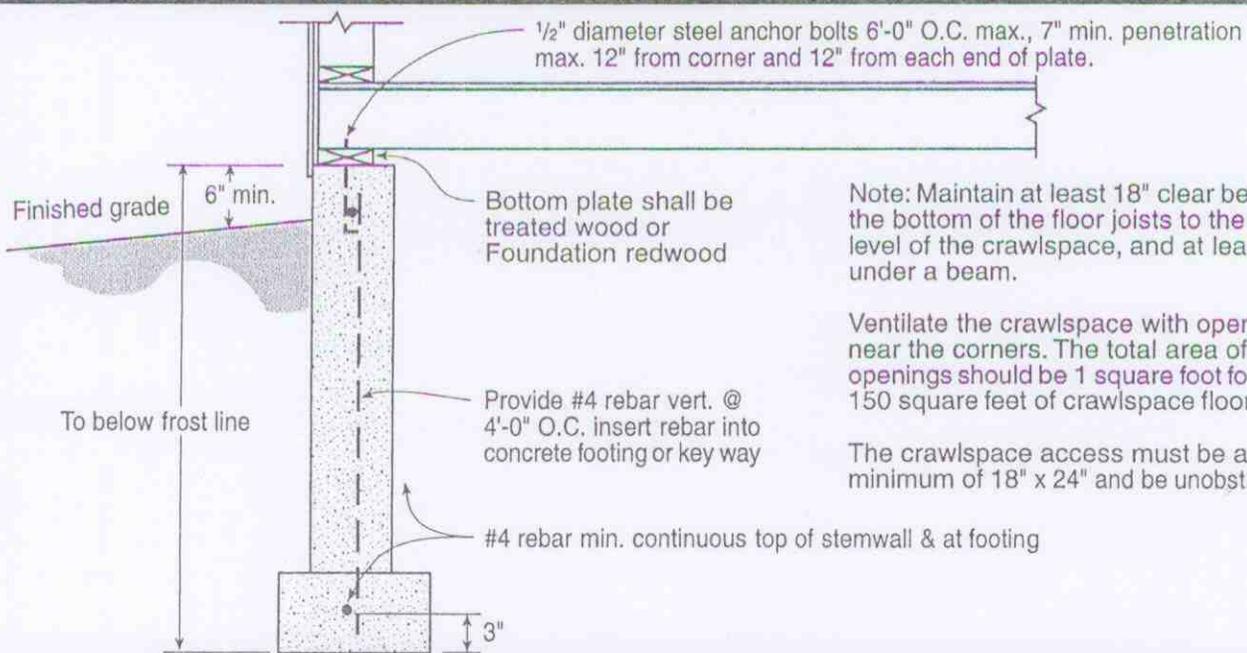
Electric Code

Existing electric service may require an upgrade or relocation. Indicate the size of your electric service (the number on the main breaker) on your plan. This can help the plan reviewer determine if an upgrade is needed before you start construction.

Roof Overframe

When constructing a new valley, use a continuous board under the bottom cut of the new rafters to provide a solid nailing surface. The board should be at least 1" thick, nominal and should be at least as wide as the base of the new rafter.

Crawlspace Foundation Detail A



Note: Maintain at least 18" clear between the bottom of the floor joists to the grade level of the crawlspace, and at least 12" under a beam.

Ventilate the crawlspace with openings near the corners. The total area of the openings should be 1 square foot for each 150 square feet of crawlspace floor area.

The crawlspace access must be a minimum of 18" x 24" and be unobstructed.

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NOTE: Roof not to exceed 24 foot span

2x _____ rafters spaced _____" O.C. or
Manufactured Trusses spaced _____" O.C.
(example: 2 x 10 Rafters Spaced 24" O.C.)

Sheathing _____
(example: 1/2" exterior plywood)

Minimum 1x _____ ridge board
(example: 1 x 12)

Roof covering _____
(example: Class A 3 tab shingles)

12
pitch

Underlayment _____
(example: 2 layers 15# felt)

Building Section

Note: Attic ventilation and access may be required

Ceiling Insulation _____
(example: R-30)

Provide solid 2x blocking between rafters or trusses

Wall Insulation _____
(example: R-13 Fiberglass Batts)

Note: Pre-engineered roof trusses w/truss clips and hardened nails may be used in lieu of roof structure shown.

2x _____ ceiling joists @ _____ O.C.
(example: 2 x 8 @ 24" O.C.)

Diagonal wind bracing or plywood shear panels @ corners and each 25' of wall.

Double 2x _____ top plate
(example: 2 x 4)

Note: Pre-engineered floor systems may be used and should be installed according to the manufacturers installation instructions.

Span _____
(example: 23' 5")

Ceiling height _____
(example: 8')

18" minimum from the interior grade level to the bottom of the floor joists.

Siding _____
(example: lap or T-111)

Engineered Design: Cassions may be required if your site has swelling soils. A foundation designed by a Colorado licensed architect or engineer may be required.

Wall sheathing _____
(example: 1/2" exterior plywood)

2x _____ studs @ _____ O.C.
(example: 2 x 4 @ 24" O.C.)

Cont. 2x _____ sill plate
(example: 2 x 4)

✓ Check one

- Foundation: Engineered Design
- Foundation: Detail A

(see page 3)

2x _____ Joists @ _____ O.C.
(example: 2x10 @ 24" O.C.)

Wall width _____"
(example: 8')

Footing size _____" x _____"
(example: 8" x 16')

Property Address: _____

Permit #: _____