

CITY OF LAKEWOOD
PERMIT PROCESS ASSISTANCE HANDOUT

Public Works - Permits – Civic Center North – 470 S Allison Pkwy – 303.987.7500

Residential
Detached Garages

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.
- Any person hired to perform work must have the required registration to do work within the City of Lakewood.

Submittal Requirements:

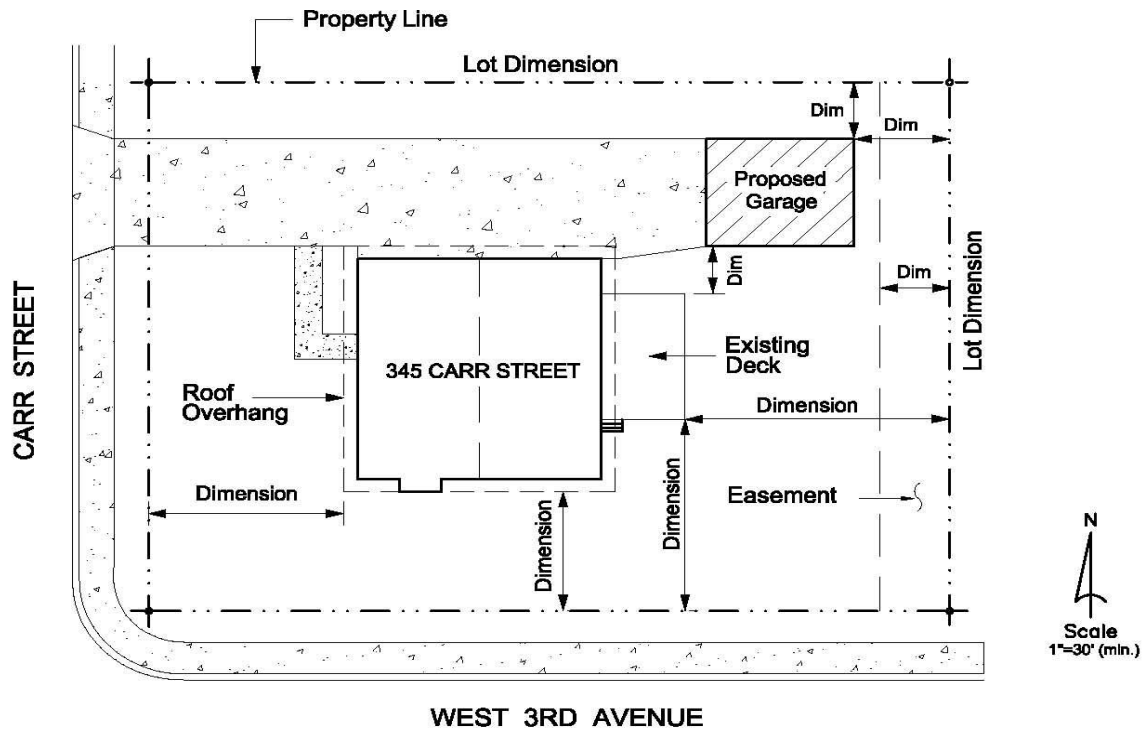
- Please consult the building permit staff for conditions that do not match this handout.
- Provide a completed permit application along with 2 complete sets of the following plans:
 1. Plot Plan drawn to 1" = 30' or larger standard scale
 - See page 2 for an example plot plan
 - You may use an Improvement 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 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.
 - Engineered truss shop drawings must be provided when factory built trusses are being used instead of 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 feet and 10 foot wall height.
 - Specify the roof slope and roof covering product you are using. Slopes of less than 4:12 down to a minimum of 2:12 require two-layers of felt paper as described in the IRC.

We are happy you are building in Lakewood and we want to provide whatever information you require. Please call 303.987.7500 with any questions.

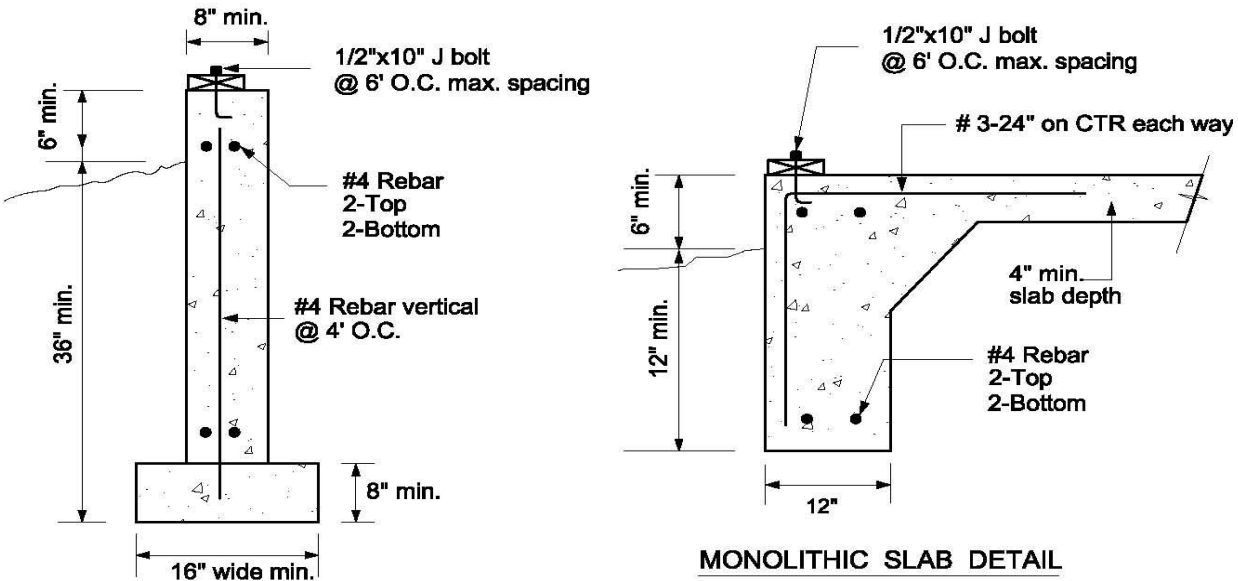
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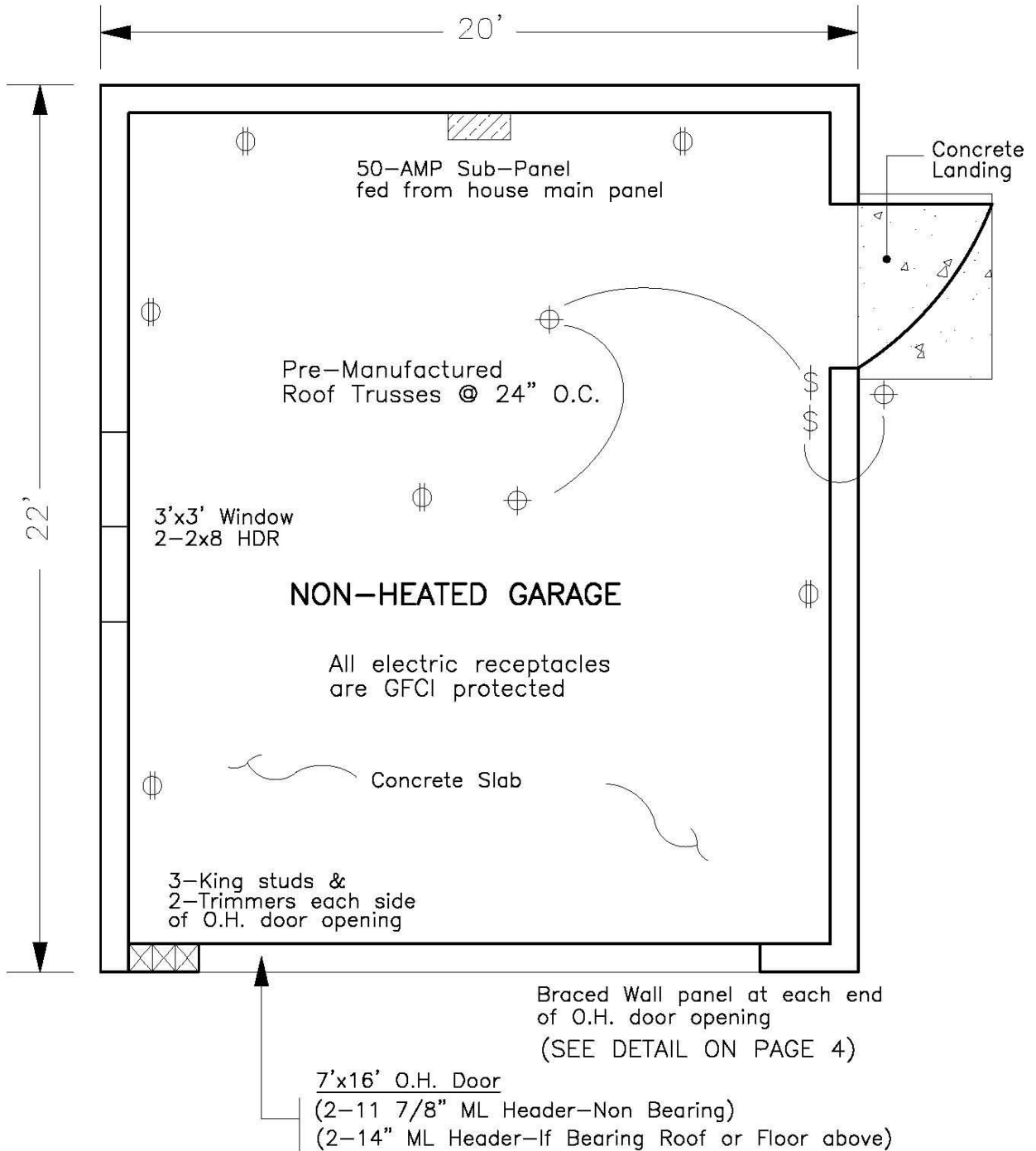


WEST 3RD AVENUE
SAMPLE PLOT PLAN

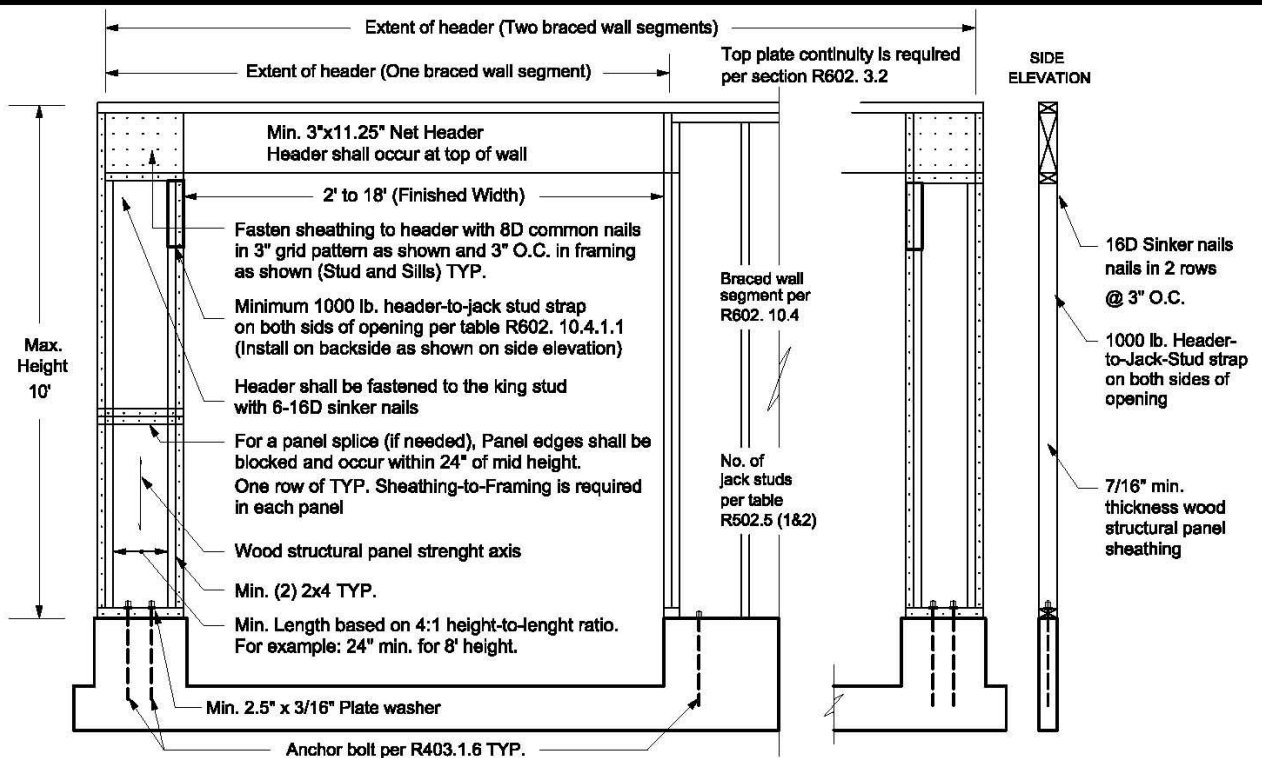
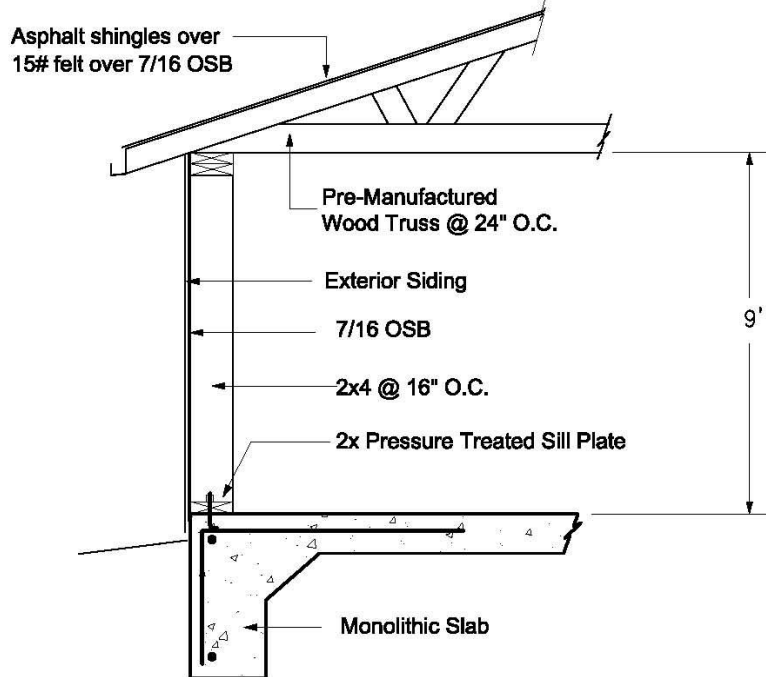


MONOLITHIC SLAB DETAIL
SAMPLE FOUNDATION DETAILS

Example of Garage Floor Plan



Example of Garage Section Drawing



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

Braced Wall Panel Detail