



BUILDING GUIDE

COLORADO CHAPTER OF THE INTERNATIONAL CODE COUNCIL

SINGLE FAMILY RESIDENTIAL PATIO COVERS AND CARPORTS

How to use this guide

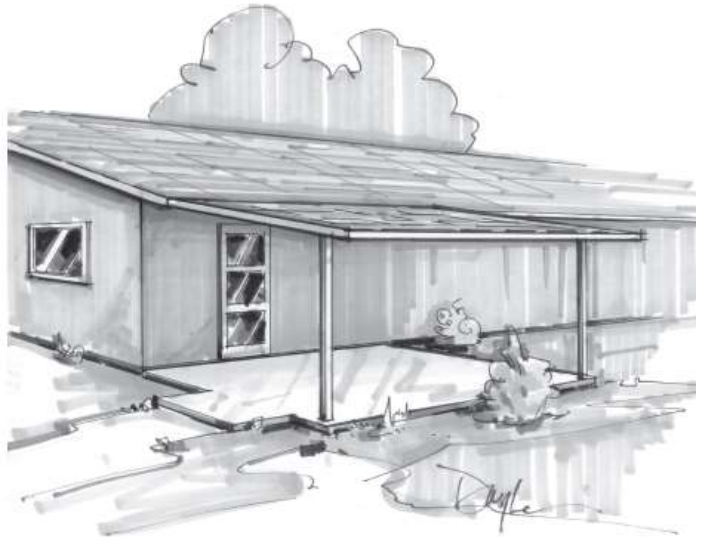
Check with your jurisdiction regarding type of submittal (paper or electronic) and additional requirements. Draw to scale and complete the following (hint: use graph paper with $\frac{1}{4}$ " squares. Example: $\frac{1}{4}$ " = 1').

1. **Complete this building guide** by filling in the blanks on page three through five and indicate which construction details will be used.
2. **Provide 2 plot plans** (site plans) showing the dimensions of your project and its relationship to existing buildings and/or structures on the property. The distances to the existing property lines shall be drawn to scale. See page 2.
3. **Fill out building permit application.**

The majority of permit applications are process with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

Provide building materials and colors samples

Additions and attached structures should match the appearance of the existing structure



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the International Residential Code, edition 2021. It is not intended to cover all circumstances. Check with your Building Safety department for additional requirements.

City of Thornton Building Inspection Division
9500 Civic Center Drive, Thornton, CO 80229
303-538-7250
buildings@thorntonco.gov

SITE PLAN



SINGLE FAMILY RESIDENTIAL PATIO COVERS AND CARPORTS

ADDRESS: _____

1. Fill in the blanks with dimensions and materials which will be used to build the structure. Please print legibly.
2. Indicate in the check boxes which details from page 4 and 5 will be used. Please note your project may be subject to fire restrictive construction requirements. Please refer to page 6 for further information on fire constructive requirements. Zoning approval is required for all projects.
3. Roofing to be installed per manufacture instructions, including low slope application, and required inspections made.

SIZE AND AMOUNT OF LAGS
(EXAMPLE: TWO ½" X 4 ½" LAGS @ 16 O.C.)

ROOF COVERINGS
(EXAMPLE: CLASS A 3 TAB SHINGLE)

ROOF PITCH
(EXAMPLE: 4:12)

UNDERLAYMENT
(EXAMPLE: #19 FELT WITH 19")

SHEATHING
(EXAMPLE: ½" EXTERIOR PLYWOOD)

WOOD SPECIES AND GRADE
(EXAMPLE: SOUTHERN PINE #2)

2X _____" RAFTERS SPACED _____" O.C.
(EXAMPLE: 2 X 8 RAFTERS SPACE 24")

() _____" X _____" BEAM
(EXAMPLE: (2) 2" X 10")

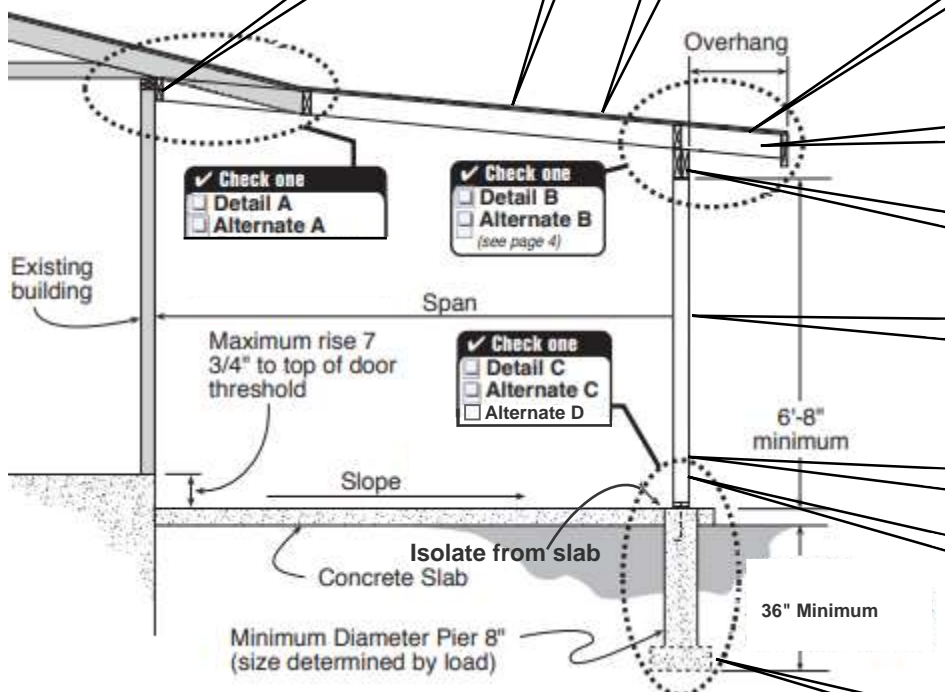
SPAN
(EXAMPLE: 12' 0")

SIDING
(FOR ALTERNATE B ONLY)

_____ " X _____ " POSTS
(Example: 4" x 4")
SPACED _____ APART
(Example: 6')

CAISSON SIZE
(EXAMPLE: 12" DIAMETER)
FOOTING _____ " X _____ "
ALTERNATE C ONLY

PATIO SECTION



**Walls, post and overhangs closer than 5' to property line to be 1-hour rated. Projections between 5' and 2' from the property line to be rated for 1-hour from the underside. See authority having jurisdiction for options, and for homes with Fire Sprinklers.

**No closer than 2 feet to property line.

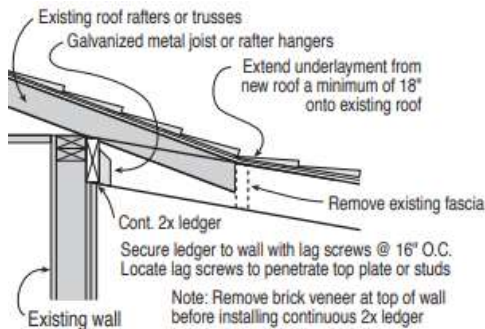
**Beam splices to occur over posts with 1 ½" bearing.

This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the International Residential Code, edition 2021. It is not intended to cover all circumstances. Check with your Building Safety department for additional requirements.

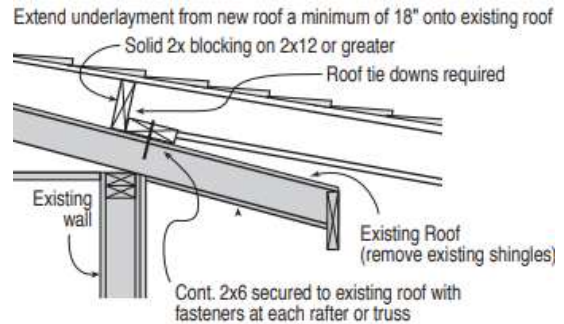
City of Thornton Building Inspection Division
9500 Civic Center Drive, Thornton, CO 80229
303-538-7250
buildings@thorntonco.gov

SINGLE FAMILY RESIDENTIAL PATIO COVERS AND CARPORTS

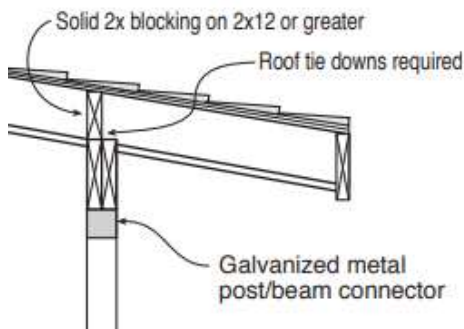
■ DETAIL A



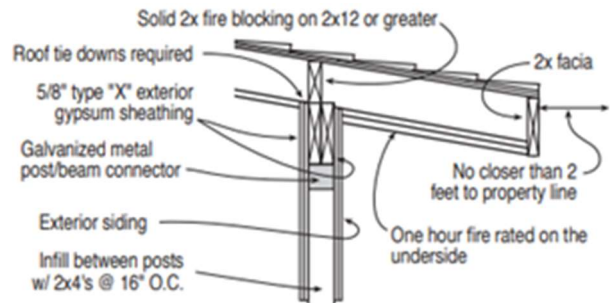
■ ALTERNATE DETAIL A



■ DETAIL B



■ ALTERNATE DETAIL B 1-HOUR WALL

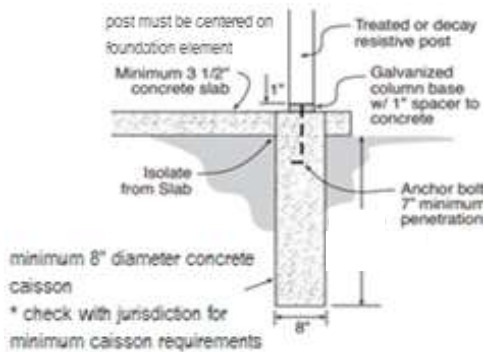


This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the International Residential Code, edition 2021. It is not intended to cover all circumstances. Check with your Building Safety department for additional requirements.

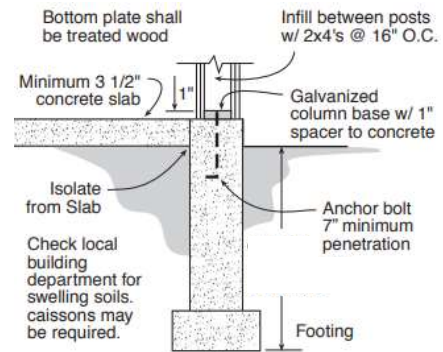
City of Thornton Building Inspection Division
9500 Civic Center Drive, Thornton, CO 80229
303-538-7250
buildings@thorntonco.gov

SINGLE FAMILY RESIDENTIAL PATIO COVERS AND CARPORTS

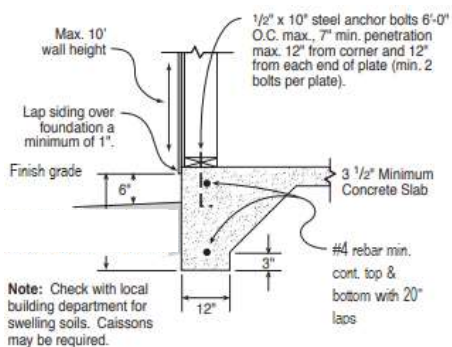
■ DETAIL C



■ ALTERNATE DETAIL C 1-HOUR WALL



■ DETAIL D

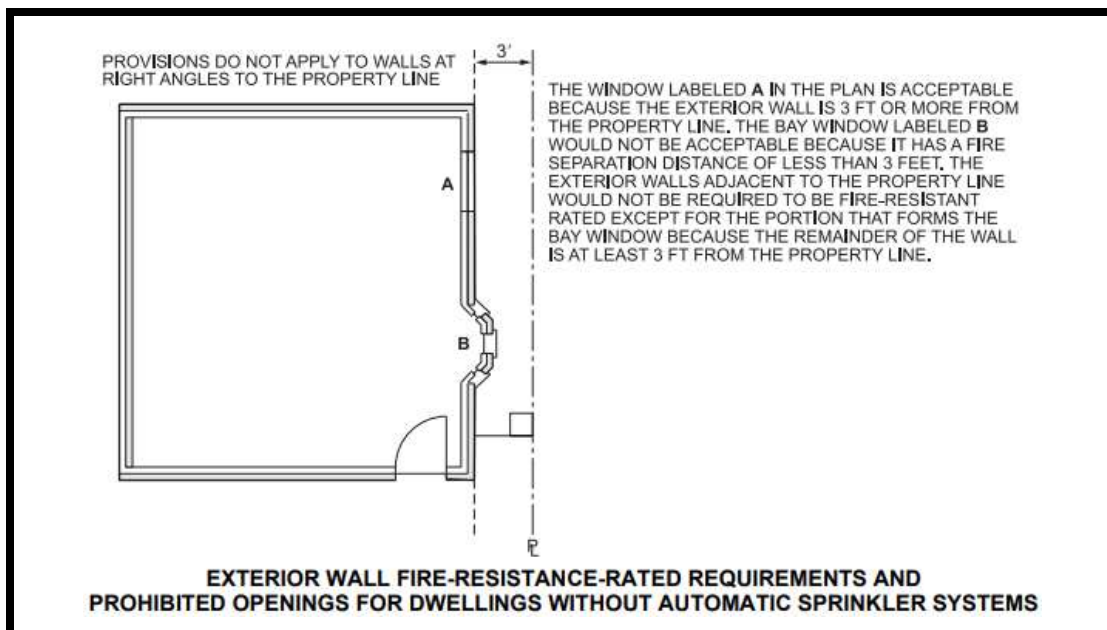
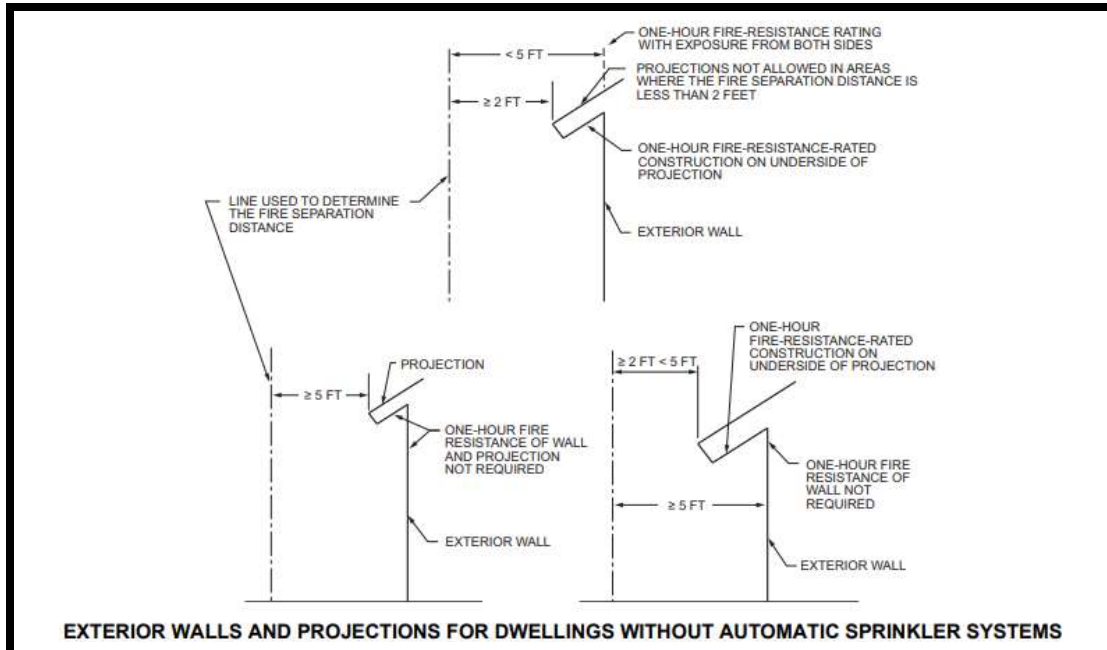


This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the International Residential Code, edition 2021. It is not intended to cover all circumstances. Check with your Building Safety department for additional requirements.

City of Thornton Building Inspection Division
9500 Civic Center Drive, Thornton, CO 80229
303-538-7250
buildings@thorntonco.gov

SINGLE FAMILY RESIDENTIAL PATIO COVERS AND CARPORTS

1. Projections cannot be closer than 2 feet to the lot line. Projections that have a fire separation distance of less than 5 feet from the lot line in unsprinklered buildings, or less than 3 feet in sprinklered buildings, are required to be protected on the underside with 1-hour fire-resistant construction. The underside protection may be omitted where fireblocking is provided or gable vents openings are not present.
2. Total area of the openings in a wall with a fire separation distance that is equal to or greater than 3 feet, but less than 5 feet from the lot line, be less than 25 percent of the maximum wall area



This handout was developed by the Colorado Chapter of the International Code Council as a basic plan submittal under the International Residential Code, edition 2021. It is not intended to cover all circumstances. Check with your Building Safety department for additional requirements.

City of Thornton Building Inspection Division
9500 Civic Center Drive, Thornton, CO 80229
303-538-7250
buildings@thorntonco.gov

Approved Asphalt Shingles

Atlas:

- StormMaster Slate
- StormMaster LM
- Pinnacle¹

Certain Teed:

- Grand Manor
- Belmont
- Carriage House
- Presidential Shake TL (&AR)
- Landmark TL (AR & IR)
- Presidential Shake (&AR)
- Highland Slate
- Hatteras
- Landmark Premium
- Landmark Pro
- Landmark Climateflex
- Landmark
- Northgate Climateflex
- Patriot

EuroShield:

- Rundle Slate
- Vermont Slate

GAF – Elk:

- Camelot II
- Grand Canyon
- Grand Sequoia
- Woodland
- Timberline HDZ
- Timberline UHDZ
- Timberline CS
- Timberline AS
- Timberline Prestique 40
- Timberline NS
- Marquis WeatherMax

IKO:

- Armourshake
- Cambridge LT
- Crowne Slate
- Royal Estate
- Dynasty
- Nordic

Malarkey:

- Legacy¹

- Ecoasis
- Highlander
- Windsor
- Vista

Owens Corning:

- Woodmoor Collection
- Woodcrest Collection
- Berkshire
- Duration Shingle (All)
- Oakridge Shingles¹

Pabco:

- Paramount Advantage
- Paramount
- Cascade
- Premier Advantage
- Pabco Premier
- Pabco Prestige

Tamko:

- Heritage
- Heritage Vintage
- Proline Titan XT
- Proline Stormfighter Flex
- Proline Stormfighter IR

¹ Must be installed in accordance with the manufacturer's high wind installation requirements.

The manufacturers and shingle types are not all inclusive. The Building Inspection Division will consider any shingle that carries a national wind warranty for 80 mph sustained or 90 mph 3- second gust. **Shingles and other roof coverings not listed shall be approved prior to permit issuance and will require a building and/or planning department material review.**

NOTICE: Some manufacturers require that a warranty upgrade be purchased in order to be covered for the stated wind speed. Please consult the shingle manufacturer's representative for details.