CARPORT PLAN REVIEW

A residential carport is required to remain open on at least two sides. If more sides are enclosed, please see the “Detached Accessory Structure” handout. The following items are required for all residential carport plan reviews. Walk-through plan check is limited to 15 minutes. If more time is required, the plans are checked in at the front counter. One-story, detached carports accessory to one- and two-family dwellings that do not exceed two hundred (200) square feet are exempt from permitting.

PLOT PLAN
A site/plot plan review is required for all carports, permitted or not. Contact the zoning department having jurisdiction for additional information.

<table>
<thead>
<tr>
<th>County</th>
<th>Phone 1</th>
<th>City/Location</th>
<th>Phone 2</th>
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<tbody>
<tr>
<td>El Paso</td>
<td>719-520-6300</td>
<td>Colorado Springs</td>
<td>719-385-5982</td>
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<td>Fountain</td>
<td>719-382-8521</td>
<td>Manitou Springs</td>
<td>719-685-4398</td>
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<td>Monument</td>
<td>719-481-2954</td>
<td>Palmer Lake</td>
<td>719-481-2953</td>
</tr>
<tr>
<td>Green Mountain Falls</td>
<td>719-684-9414</td>
<td>Woodland Park (City limits)</td>
<td>719-687-5202</td>
</tr>
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</table>

- Complete street address.
- Legal description of property.
- Property lines and dimensions. Include side, front and rear yards.
- All site improvements, including existing and proposed new construction (deck, patio enclosure, garage, etc.)

STRUCTURAL FRAMING PLAN & OVERVIEW PLAN

Drawn to scale (1/4” preferred) or fully dimensioned

- Framing material - Rafters and beams must be labeled and graded to meet or exceed Hem Fir #2 design strengths.
- Rafter sizes and spacing of all repetitive framing materials.
- Engineered wood trusses. If engineered wood trusses are used, provide the following information. (Note: Truss manufacturer layouts are not accepted in lieu of framing plans.)
  - Detail of each truss component produced by the manufacturer, stamped by a Colorado licensed design professional.
  - Label all trusses on the roof framing plan with alphanumeric labels corresponding to the details
  - Label all girder trusses with the number of plies and size and species of bearing chord or web
- Beam sizes. All beams must have full bearing. No bolting of beams to the side of posts without approval stamp of a Colorado licensed design professional.
- Engineered beam products for exterior use must be of wo.lmanized material or approved for exterior use.
- Beam splices must be directly over post; mid-span splices are not allowed unless engineered.
- Connection at house, see attached illustration for all options.
  - Ledger boards must be weather protected by an approved method, either flashing or spacing. Ledgers cannot be attached to a cantilever at the rim level, brick veneer or manufactured home without the approval stamp of state of Colorado licensed design professional. Information must include:
    - Size
    - Connection type:
      - Size and quantity of lag bolts Lag screws and/or nails
- Supporting material:
  - Rim
  - Stud
  - Concrete
  - Concrete masonry unit
  - Specify hangers used
- Overframing onto the roof must provide support at the exterior, bearing wall. Overframing needs to be shaded and noted on the plan.
- Posts. Information must include:
  - Material
  - Size
  - Height

ROOFING MATERIAL
Specify material of roof covering and roof pitch.

FOUNDATION PLAN

- Soil bearing capacity stated as shown on the soils report. If unknown, 1,500 psf will be assumed.
- Location of piers shown.
- Diameter of piers specified.
- Footing detail provided, (see illustrations).

NAIL/SCREW USAGE
Only nails are acceptable for hangers unless otherwise allowed by the hanger manufacturer. Follow all manufacturers installation instructions for hangers chosen. End nailing is not allowed. Use full height hangers for all connections. Contact RBD regarding specific applications of screws/nails.

NON-CONVENTIONAL CONSTRUCTION

Residential plans that differ from conventional construction must be sealed and signed by a design professional licensed by the state of Colorado. Examples of unconventional construction include:

- Block or poured concrete walls, including approved insulated concrete forms (ICF), that extend beyond foundation
- Earth-sheltered or bermed
- Steel stud or post-and-beam
- Pre-engineered metal
- Structural Insulated Panel (SIP)
- Log
- Adobe or masonry brick
- Straw or tire bale

Non-conventional structures will be required to have a soils report and engineered foundation design at the time of first inspection.

2880 International Cr., Colorado Springs, CO 80910 • Telephone 719-327-2880 • www.pprbd.org
CARPORTS

EXAMPLE FRAMING PLAN

BEAM OPTION 1

BEAM OPTION 2

PIER DETAIL

CONNECTION OPTION 1

CONNECTION OPTION 2

CONNECTION OPTION 3

RAFTERS CANNOT BE SUPPORTED BY THE EXISTING RAFTER/TRUSS TAILS WITHOUT ENGINEERING
### ELEVATIONS LESS THAN 7000 FEET

**Rafter Span (feet)**

<table>
<thead>
<tr>
<th>12&quot; OC</th>
<th>16&quot; OC</th>
<th>24&quot; OC</th>
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</tr>
<tr>
<td>16</td>
<td>2 x 10</td>
<td>2 x 12</td>
</tr>
</tbody>
</table>

#### Notes:
- **Elevations less than 7000 feet**
- **Rafters spaced at:**
  - 16" OC for spacing between posts at:
  - 5 Feet
  - 7 Feet
  - 8 Feet
  - 9 Feet
  - 10 Feet

#### Ledger Connection

- **(A) Minimum Rafter Size**
- **(B) Minimum Beam Size**
- **(C) Minimum Diameter of Footings**

#### Studs
- **Rafter Span:**
- **End Piers / Center Piers:**
  - 10' - 1" to 12'
  - 6' and less

#### rim joist
- **Rafter Span:**
- **End Piers / Center Piers:**
  - 10' - 1" to 12'

### ELEVATIONS GREATER THAN 7000 FEET

**Rafter Span (feet)**

<table>
<thead>
<tr>
<th>12&quot; OC</th>
<th>16&quot; OC</th>
<th>24&quot; OC</th>
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</thead>
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<tr>
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#### Notes:
- **Elevations greater than 7000 feet**
- **Rafters spaced at:**
  - 16" OC for spacing between posts at:
  - 5 Feet
  - 7 Feet
  - 9 Feet
  - 10 Feet
  - 12 Feet

#### Ledger Connection

- **(C) Minimum Number of fastener(s) and size**
- **(A) Minimum Rafter Size**
- **(B) Minimum Beam Size**
- **(C) Minimum Diameter of Footings**

#### Studs
- **Rafter Span:**
- **End Piers / Center Piers:**
  - 10' - 1" to 12'

#### rim joist
- **Rafter Span:**
- **End Piers / Center Piers:**
  - 10' - 1" to 12'

### Additional Notes
- **Tables are based on Hem Fir #2 (or better) lumber; 30 PSF LL, 15 PSF DL (Asphalt Shingle <7000') or 40 PSF LL, 15 PSF DL (Asphalt Shingle >7000'); and 1500 PSF soil bearing pressure**
- **Members require a minimum 4 x 6 post**
- **The tip of the lag screw shall extend beyond the inside face of the rim joist. Through bolts shall be provided with a plate washer at the inside face of the rim joist.**
- **Ledger shall be flashed and/or sealed at the top to prevent water from contacting the rim joist.**
- **Alternative ledger connection shall be sized for 120% of live and dead loads.**
- **Ledger shall not be attached to an un-supported rim unless such connection is designed in accordance with accepted engineering practice.**
- **Rim joist material shall be 2" nominal lumber or minimum 1 1/8" engineered wood product. When solid sawn lumber is used, a 2 1/8" or less engineered wood product, the ledger shall be designed in accordance with accepted engineering practice.**
- **Wood structural panel sheathing, gypsum board sheathing, and approved siding materials shall be permitted between the ledger and rim joist provided the distance between the face of the rim and face of the ledger does not exceed 1 inch.**
- **Ledgers shall not be supported on stone or masonry veneer.**

#### Diagrams
- **2’ Overhang**
- **3’ Overhang**
- **12’ Overhang**

**Page 3 of 3**

02/06/2020