Building Inspection Department
PO Box 2200
1338 Rumsey Ave.
Cody, Wyoming 82414
(307) 527-7511
FAX (307) 527-6532

HOME IMPROVEMENT BUILDING GUIDE

Single Family Residential Addition

Directory of Available Guides & Informational Packets

Addition: Single Family Residential:

Garage – Detached

Site Plan (Plot Plan)

Carport & Patio Cover:

The "Handyman" projects:

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Fences

Garage – Attached

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Single Family Dwelling

Site Plat (Plot Plan)

Special Districts

Tips for a Home Renovation

Tips for a Successful Project

The attached guide explains the building permit requirements and building specifications for building a Single Family Residential Addition in Cody.

You will need copies of the Single Family Residential Addition guide, Site Plan guide, and a Building Permit Application.

You can pick up copies from the Building Inspection Department at 1338 Rumsey Avenue (City Hall).

Your can obtain additional information or assistance by calling the Building Inspection Department at 527-7511.

Following the steps listed in these guides will help with issuing a building permit in a timely manner. The more complete the permit application the quicker it goes.

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BUILDING GUIDE FOR
Single Family Residential Addition

This guide provides important information used to approve your building permit. It explains some of the permit requirements and building specifications for building an addition on to an existing residence. It is intended to help you through the permitting process. This guide is designed for a simple one story addition that is built over a crawl space. Additions with basements and/or second stories are more complex and require additional information and usually more detailed drawings.

Remember, this is only a guide to assist you. Space does not allow a detailed review of all the Codes, State laws, zoning requirements, and other local ordinances that may be applicable to building an addition.

Before you get too far in the planning process, you need to know if your project will meet zoning requirements. Residential districts in Cody have limitations on the use of the building, maximum height restrictions, minimum set backs and open space that must be maintained. If you have questions, please contact the Building Inspection Department at 1338 Rumsey Avenue City Hall), or call 527-7511. We would be happy to assist you.

(Per City of Cody ordinances) An owner may be granted permits to perform work on a single family dwelling with a private garage and private accessory buildings all on the same premises, provided that such work is to be performed by the owner. If the owner of the property is not performing the work, then the person performing the work must be licensed in the particular contracting category.

There are some projects where a "handyman" other than the owner can perform the work. For questions in regards to "Handyman" projects please contact the Building Inspection Department at City Hall.

There are times during the building process when certain types of inspections <u>are mandatory.</u> It is your responsibility to notify the Building Inspector and arrange for an Inspection time.

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BUILDING GUIDE FOR
Single Family Residential Addition

How to use This Guide:

1. **Read the general information and helpful hints provided on *page 4*.**
2. **Complete this Single Family Residential Addition Building Guide. Fill in the applicable blanks on *page 6*.** (Mark NA in blanks not applicable). **Indicate which construction detail will be used for the foundation. Example of a footing/foundation is on *page 7*. Provide Certified engineering drawings and letter if you are using an Engineered Design foundation.**
3. **Provide a Floor Plan. This should be drawn to scale. Usually a scale size of ¼ inch = 1 foot is adequate. A example of a Floor Plan is on *page 5*.**
4. **Provide a Site Plan** (sometimes referred to as a Plot Plan)**. Information required on a Site Plan is listed in our** *Site Plan* **building guide.**
5. **Complete a Building Permit Application. Submit it with the information requested in this guide.**

A majority of permit applications are processed with little delay. Following the steps outlined in this guide will help process your permit in a timely manner. Information submitted helps determine if the project is compliant with building codes, zoning ordinances and other applicable laws.

The purpose of the Codes is to provide ***minimum*** *requirements to safeguard public safety, health, and general welfare through structural strength, means of egress, stability, sanitation, also for safety of life and property from fire and other hazards.*

Before You Dig:
Call One-Call of Wyoming
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BUILDING GUIDE FOR
Single Family Residential Addition

General Information Sheet:

Floor Plan:

The Floor Plan should be drawn to scale. See *page 5* for an example of a Floor Plan Please include applicable "NOTES" as shown on the sample Floor Plan.

Site Plan (Plot Plan):

Requirements for the Site Plan are listed in our *Site Plan* building guide. These are also listed on page 2 (back side) of the Building Permit Application.

Electric Code:

Existing electrical service may require an upgrade or relocation. You should discuss this with your Electrical Contractor prior to starting construction.

Roof Overframe:

When constructing a new valley, use a continuous board under the bottom cut of the new rafter to provide a solid nailing surface. As a minimum, the board should have a nominal thickness of 2" and be as wide as the new rafter base.

Other General Information:

Smoke alarms are required to be hardwired and interconnected in new and existing bedrooms, halls, and a minimum of one for each level in the dwelling. Exception is if it would require removal of existing interior wall or ceiling finishes. In this case, battery operated devices are acceptable.

Additions shall not enclose existing egress windows. Egress windows or exterior exit doors shall be provided in all bedrooms.

Safety Glass is required at specific locations. A plan reviewer can identify these locations from your Floor Plan drawing.

Heat is required to be provided in all habitable rooms. Indicate on your Floor Plans how your addition will be heated.

A landing is required on both sides of the "required exit door". Also at the top and bottom of stairways.

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BUILDING GUIDE FOR
Single Family Residential Addition

Creating Your Floor Plan

Draw floor plan to scale. Most floor plans use a ¼" scale, which means that each ¼" on the drawing equals 1'. Show the layout of the addition, including any unfinished spaces, and label the use of all rooms.

Show the location of all smoke detectors. Code compliance in alterations and/or additions to plumbing, electrical, and mechanical systems are reviewed during the "rough" inspection. The "rough" inspection occurs after making the modifications, but before you cover the modifications, with drywall, ceiling tiles, or flooring. The inspector **must** see the modifications and approve them prior to finishing over them.

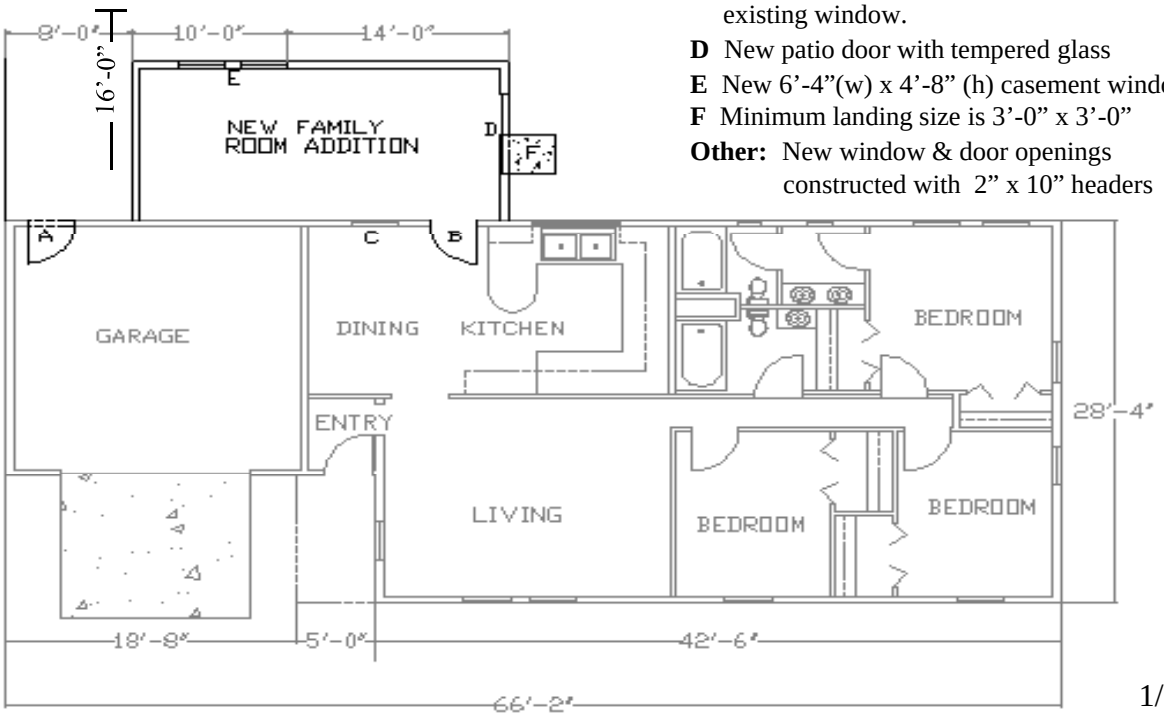
List window sizes and identify egress windows if applicable. Identify all exits in the addition. Include size of doors and show direction they open. Please note that the minimum hallway width is 3'-0".

Identify all new or altered openings in the existing structure. When creating a new opening, or increasing the width of an existing opening, or modifying other structural features such as post, beams, or floor joists, a structural engineer's or architect's stamp on the structural alteration may be required.

Sample Floor Plan Notes

A New 3'-0" door in existing wall
B Existing door removed. Opening covered with drywall – both sides
C New 5'-0" x 4'-0" cased opening replaces existing window.
D New patio door with tempered glass
E New 6'-4"(w) x 4'-8" (h) casement window
F Minimum landing size is 3'-0" x 3'-0"
Other: New window & door openings constructed with 2" x 10" headers

SAMPLE FLOOR PLAN



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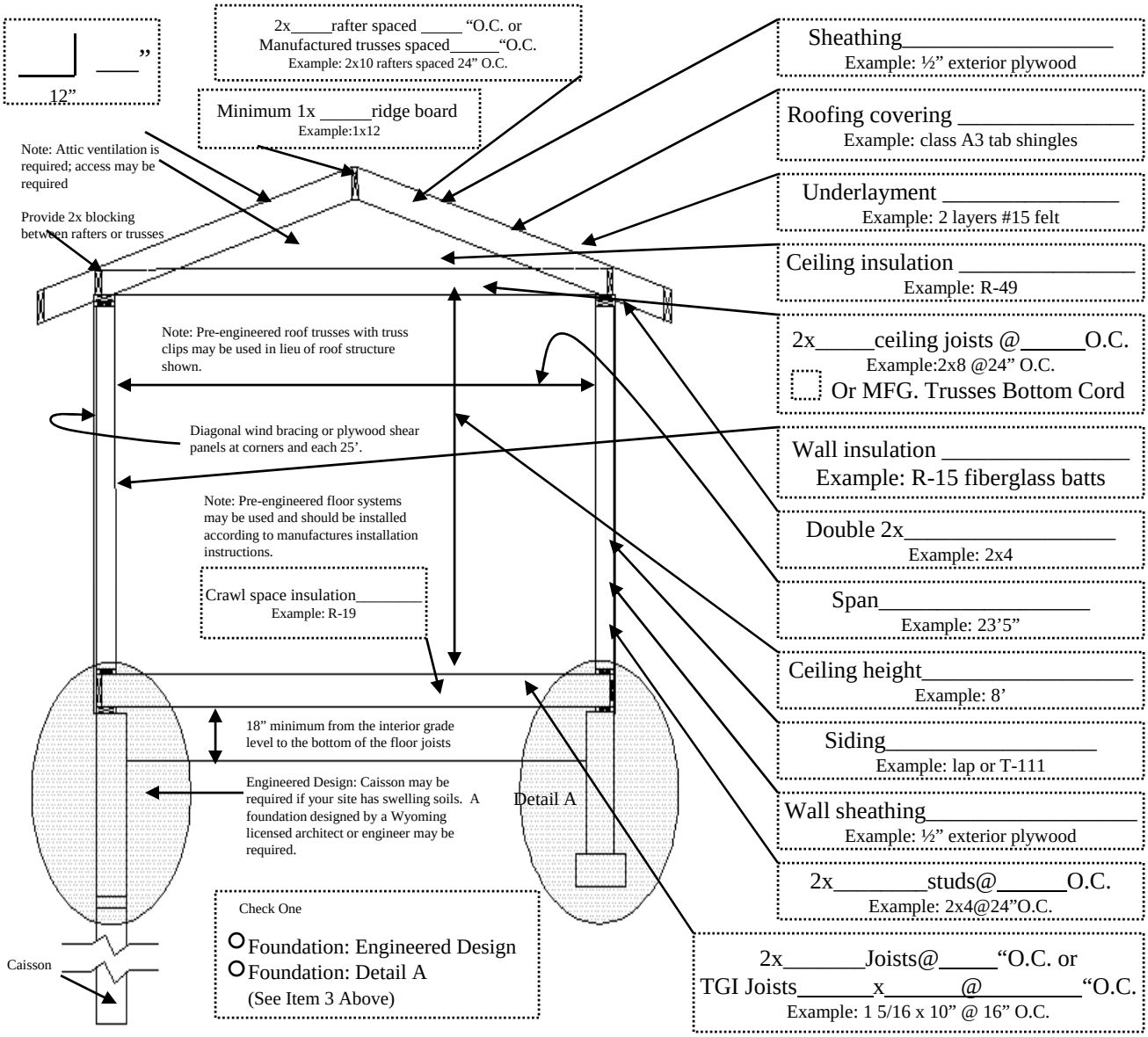
BUILDING GUIDE FOR
Single Family Residential Addition

Directions

1. This guide is for simple additions built over a crawlspace. It is not to be used for additions built over a basement or additions with complex engineering.
2. Fill in the blanks with dimensions and materials which will be used to build the structure. Please print legibly.
3. Indicate in the check box if an Engineered Design or Detail A is to be used. An example of Detail A & a Fill-in-the- blanks is on page 7. For an Engineer Design you must provide a drawing and information from a licensed engineer or architect.



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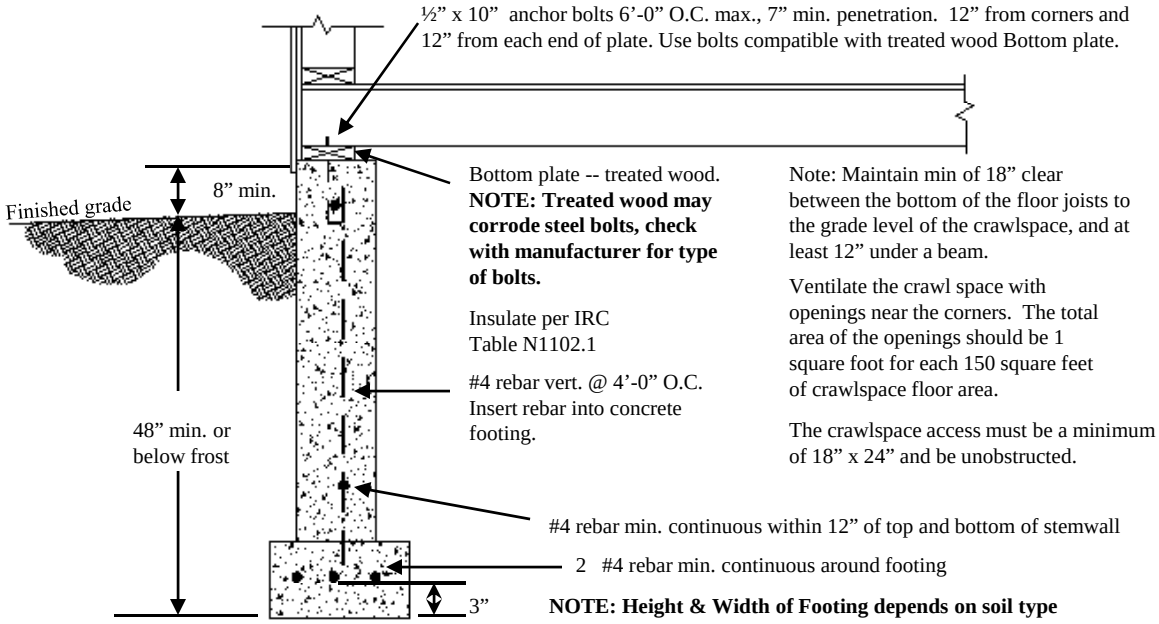
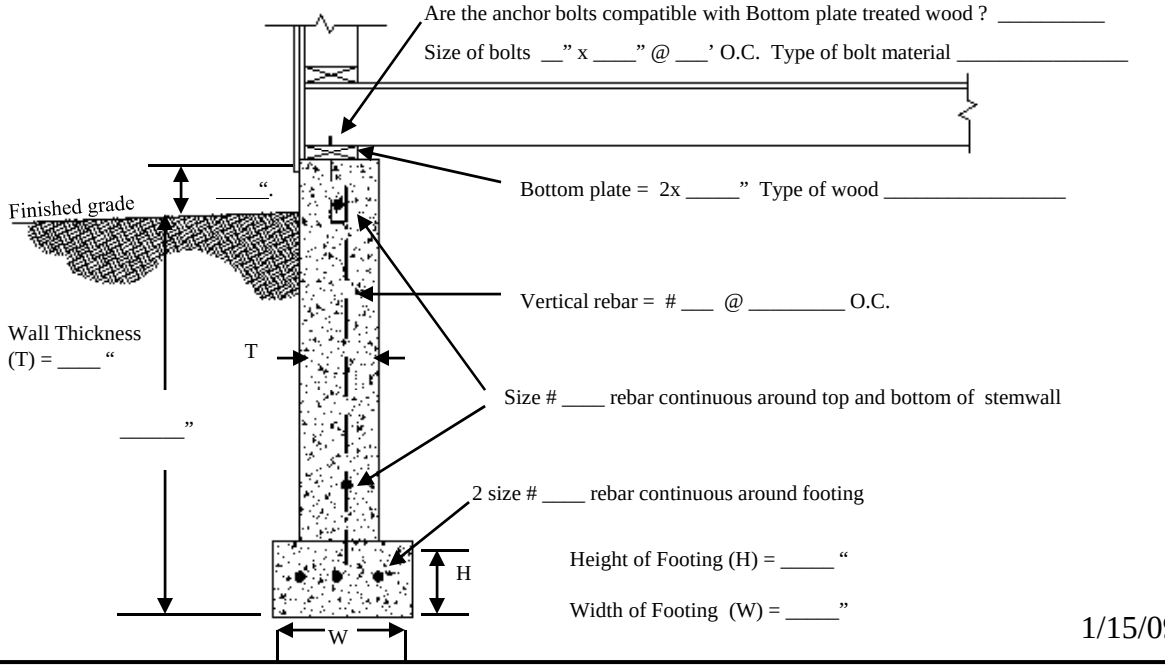
BUILDING GUIDE FOR
Single Family Residential Addition

Example of Detail A – Crawlspace Foundation





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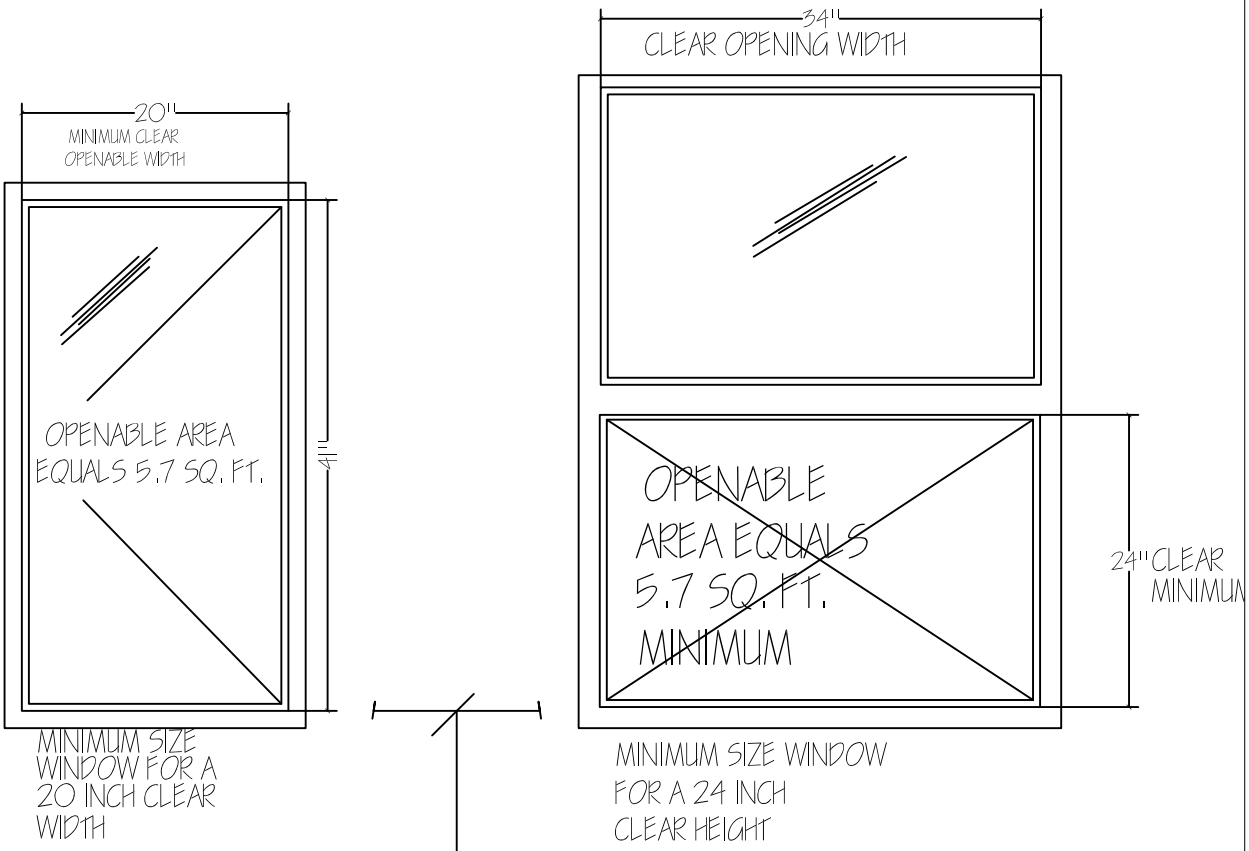
WYOMING

EMERGENCY EGRESS WINDOWS

This information should answer many of the frequently asked questions regarding the requirements for basement escape windows. At least one window of this type will be required in each basement bedroom. If no bedroom is present, one emergency egress window is still required.

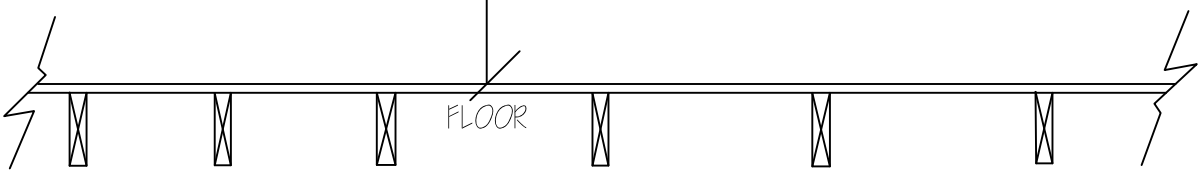


44" MAX. FROM FLOOR OR EXTERIOR GRADE FLOOR OPENING TO FINISH SILL OF WINDOWS IN BEDROOMS

IRC310.2.1

EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ. FT. THE MINIMUM HEIGHT SHALL BE 24 INCHES. THE MINIMUM WIDTH SHALL BE 20 INCHES.

EXCEPTION: GRADE FLOOR AND BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.



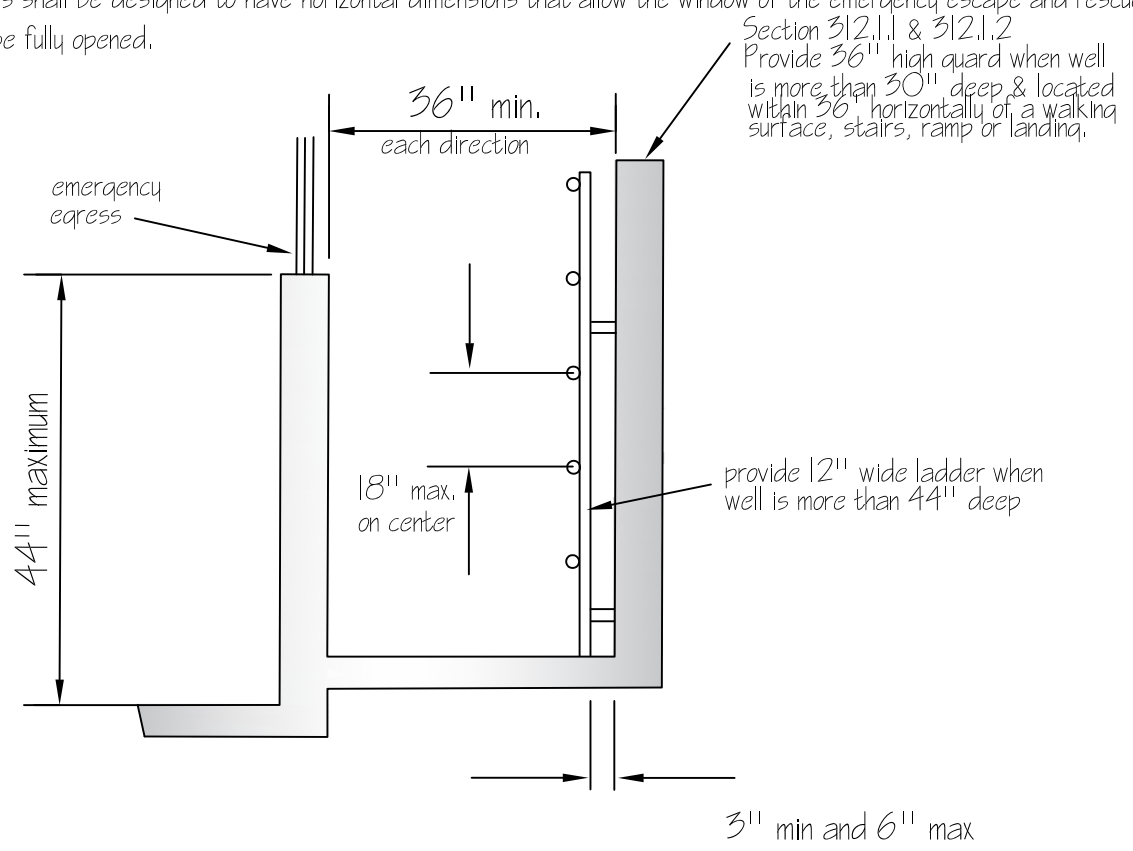
R310.2.2

EMERGENCY ESCAPE AND RESCUE OPENINGS

Please Note: a window which measures minimum width (20") by minimum height (24") will not meet the minimum clear opening square footage requirement of 5.7 square feet. A minimum width window of 20" will have to be at least 41" high, and a minimum height window of 24" must be at least 34 $\frac{1}{8}$" wide to comply with the square footage opening requirement. Besides providing for safe escape, these guidelines must allow for first responders carrying O2 packs and emergency response gear.

Egress windows must open from the inside without the use of tools or special knowledge. Any cover grill or screen must also open without the use of tools or special knowledge and must not require more force to open than the egress window.

Window wells shall be designed to have horizontal dimensions that allow the window of the emergency escape and rescue opening to be fully opened.



NOTE: when grade conditions require the sill of the egress window to be below the outside grade elevation, then a window well must be constructed.

1. The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches. the area of the window well shall allow the emergency escape and rescue opening to be fully opened. See IRC Section R310.2.3
2. Window well with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position.
3. Ladders and rungs shall have an inside width of at least 12 inches and shall project at least 3 inches from the wall and shall be spaced not more than 18 inches on center vertically for the full height of the window well. See IRC Section R310.2.1.
4. Bars, grills, covers and screens per Section R310.4

First Floor & Basement Minimum Egress Window Opening Size

TABLE 27	BEDROOM WINDOW EGRESS FOR 5.0 SQ. FT. OPENING: DIRECT GRADE LEVEL ACCESS ONLY (IN.)																				
Width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27	27½	28	28½	29	29½	30
Height	36	35	34½	33½	33	32	31½	31	30	29½	29	28½	28	27½	27	26½	26	25½	25	24½	24

Second Story Minimum Egress Window Opening Size

TABLE 26	BEDROOM WINDOW EGRESS: MIN. HEIGHT & WIDTH REQS. TO MEET REQ'D. 5.7 SQ. FT. OPENING SIZE (IN.)																												
Width	20	20½	21	21½	22	22½	23	23½	24	24½	25	25½	26	26½	27	27½	28	28½	29	29½	30	30½	31	31½	32	32½	33	33½	34
Height	41	40	39½	38½	37½	36½	35½	35	34½	33½	33	32½	31	31	30½	30	29½	29	28½	28	27½	27	26½	26½	25½	25½	25	24½	24

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HOME IMPROVEMENT BUILDING GUIDE

Detached Garage

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Tips for a Successful Project

The attached guide explains the building permit requirements and building specifications for building a Detached Garage in Cody.

You will need copies of the *Garage – Detached* **guide,** *Site Plan* **guide, and a** *Building Permit Application***.**

You can pick up copies from the Building Inspection Department at 1338 Rumsey Avenue (City Hall).

Your can obtain additional information or assistance by calling the Building Inspection Department at 527-7511.

Following the steps listed in these guides will help with issuing a building permit in a timely manner. The more complete the permit application the quicker it goes.

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HOME IMPROVEMENT BUILDING GUIDE

Detached Garage

This guide provides important information used to approve your building permit. It explains some of the permit requirements and building specifications for building a Detached Garage at a Single Family Residence. It is intended to help you through the permitting process. Information pertaining to an attached garage is in our handout titled "*Garage – Attached*".

Remember, this is only a guide to assist you. Space does not allow a detailed review of all the Codes, State laws, zoning requirements, and other local ordinances that may be applicable to building an addition.

Before you get too far in the planning process, you need to know if your project will meet zoning requirements. Residential zoning districts in Cody have limitations on the use of the building, maximum height restrictions, minimum set backs and open space that must be maintained. If you have questions, please contact the Building Inspection Department at 1338 Rumsey Avenue City Hall), or call 527-7511. We would be happy to assist you.

(Per City of Cody ordinances) An owner may be granted permits to perform work on a single family dwelling with a private garage and private accessory buildings all on the same premises, provided that such work is to be performed by the owner. If the owner of the property is not performing the work, then the person performing the work must be licensed in the particular contracting category.

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There are times during the building process when certain types of inspections <u>are mandatory.</u> It is your responsibility to notify the Building Inspector and arrange for an Inspection time.

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HOME IMPROVEMENT BUILDING GUIDE

Detached Garage

How to use This Guide:

1. **Read the general information and helpful hints provided on *page 4*.**
2. **Complete this Detached Garage Building Guide. Fill in the applicable blanks on *pages 5, 6, 7 and 8*.** (Mark NA in blanks not applicable). **Indicate which construction detail will be used for the foundation on *page 6*. An examples of footing/ foundations are on *pages 7 and 8*.**
3. **Provide a Floor Plan Sketch. A Detached Garage Floor Plan does not have to be drawn to scale. A example of a Floor Plan Sketch is on *page 5*.**
4. **Provide a Site Plan** (sometimes referred to as a Plot Plan)**. Information required for a Site Plan is listed in our** *Site Plan* **building guide.**
5. **Complete a Building Permit Application. Submit it with the information requested in this guide.**

A majority of permit applications are processed with little delay. Following the steps outlined in this guide will help process your permit in a timely manner. Information submitted helps determine if the project is compliant with building codes, zoning ordinances and other applicable laws.

The purpose of the Codes is to provide ***minimum*** *requirements to safeguard public safety, health, and general welfare through structural strength, means of egress, stability, sanitation, also for safety of life and property from fire and other hazards.*

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HOME IMPROVEMENT BUILDING GUIDE

Detached Garage

General Information Sheet:

Floor Plan Sketch:

The Floor Plan Sketch does not have to drawn to scale. See *page 5* for an example of a Floor Plan Sketch. Please include applicable "NOTES" as shown on the sample Floor Plan Sketch.

Site Plan (Plot Plan):

Requirements for the Site Plan are listed in our *Site Plan* **building guide. They are also listed on page 2 (back side) of the Building Permit Application.**

Electric Code:

Existing electrical service may require an upgrade or relocation. You should discuss this with your Electrical Contractor prior to starting construction.

Heat Sources – A word of caution:

A requirement of the International Fire Code is that all heat sources and/or possible sources of ignition <u>MUST</u> be located a minimum of 18" above the floor. Some examples would be electric heaters, gas heaters, and electric motors for refrigerators or freezers. This is a requirement of the International Fire Code
This is a safety requirement to help prevent the ignition of gasoline fumes from a spill or That may be leaking from a vehicle.

Before You Dig:

Call *One-Call of Wyoming* at 1-800-849-2476 <u>BEFORE</u> you start to dig. Wyoming State law requires you to contact the one-call provider to request the location of Underground facilities in the area you plan to excavate. Under the Wyoming Underground Facilities Notification Act, if you do not call and you damage any underground utilities, you would "*…be liable for all damages, including personal injury and property damages, caused by the excavation.* You could also be fined up to $5,000." THINK ABOUT IT: – the phone call is free, the utility locates are free, and the life you save may be yours.

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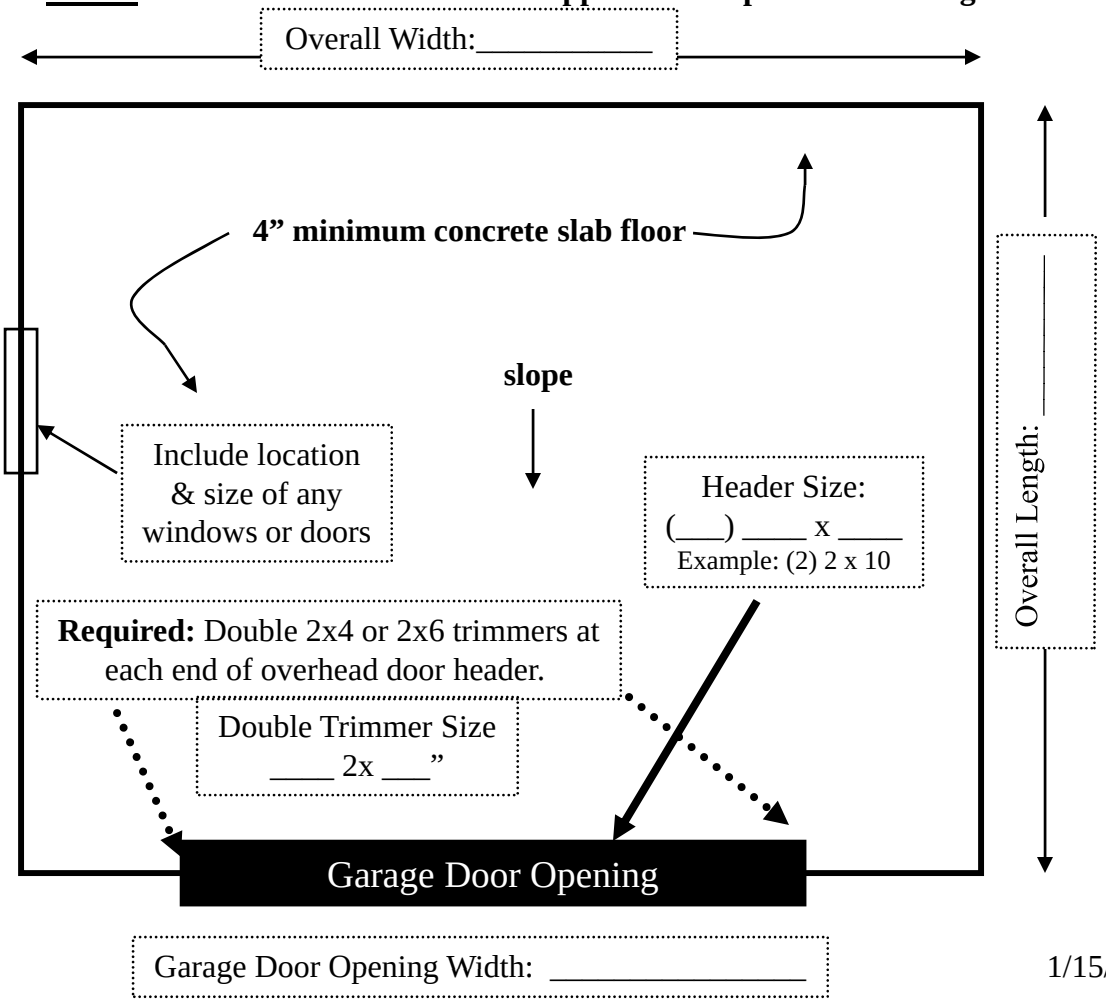
HOME IMPROVEMENT BUILDING GUIDE

Detached Garage

Detached Garage Floor Plan Sketch:

A detached garage floor plan sketch does not have to be drawn to scale. Be sure to include measurements to other buildings on the property and distances to property lines on your Site Plan.

Code compliance for plumbing, electrical, and mechanical systems are reviewed during the "rough" inspection. The "rough" inspection occurs after structural work is Completed and just before you cover it with drywall or other coverings. The Building Inspector <u>MUST</u> see the structural details and approve them prior to finishing over them.



Garage Door Opening Width: _____

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HOME IMPROVEMENT BUILDING GUIDE

Detached Garage

Pitch is the slope of the roof. Measured as inches of vertical rise per 12" horizontal run.

_____ : 12

2 x ____ rafters @ ____" O.C.*
EXAMPLE: 2 x 10 @ 24" O.C.

*** NOTE**
Please indicate if engineered trusses or rafters are going to be used.
____ Rafter system
____ Truss system

Minimum 1" x ___ ridge board*
EXAMPLE 1" x 12 "

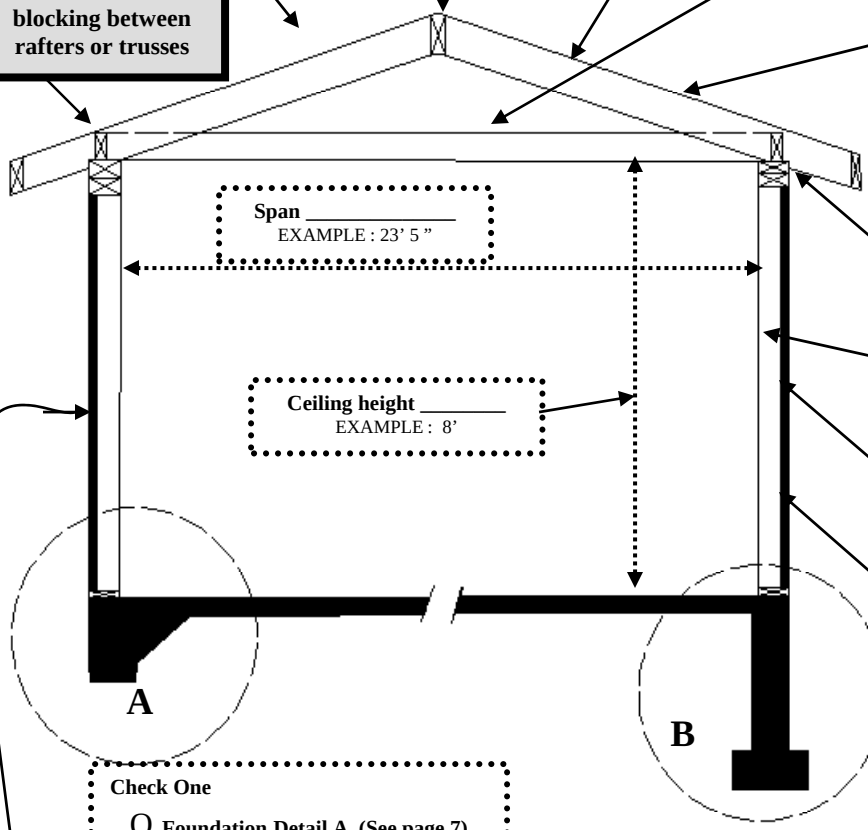
2 x ____ceiling joists @ _____ O.C.*
EXAMPLE : 2 x 8 @ 24" O.C.

Provide solid 2x blocking between rafters or trusses

Roof Covering: _____
EXAMPLE : Class A 3 tab shingles

Underlayment _____
EXAMPLE : 2 layers 15# felt

Sheathing _____
EXAMPLE : 1/ 2" exterior plywood



Span _____
EXAMPLE : 23' 5 "

Double 2 x ____ top plate
EXAMPLE : 2 x 4

Ceiling height _____
EXAMPLE : 8'

2 x ___ studs @ ____ O.C.
EXAMPLE : 2 x 4 @ 24" OC

Wall sheathing _____
EXAMPLE : 1/ 2" exterior OSB

Siding _____
EXAMPLE : lap or T-111

Check One

O **Foundation Detail A (See page 7)**

O **Foundation Detail B (See page 8)**

<u>NOTE:</u> Foundation "Detail A" will work for most garages less than 900 sq. ft.

Consult with the Building Official for foundation requirements for garages greater than 900 sq. ft.

Diagonal wind bracing or plywood shear panels required at corners and each 25' of wall

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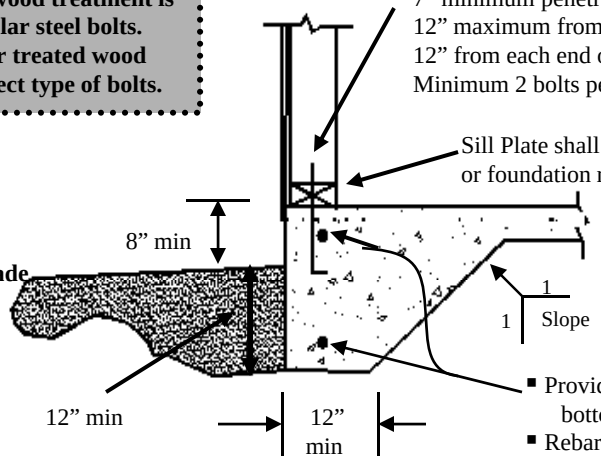
HOME IMPROVEMENT BUILDING GUIDE

Detached Garage

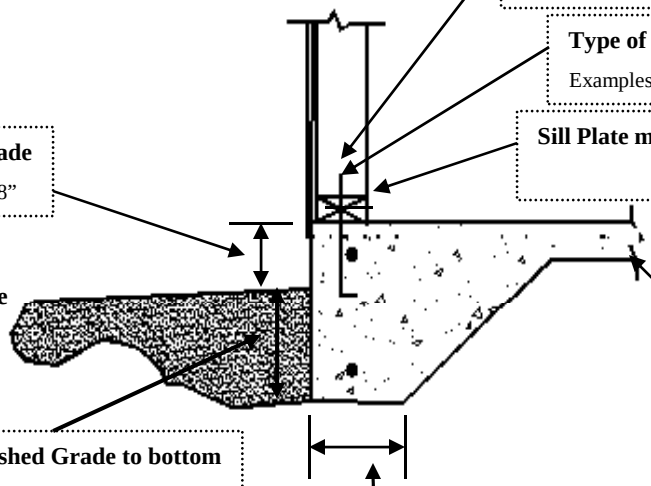
Example Detail A – Monolithic Slab

Caution:
The new type of wood treatment is corrosive to regular steel bolts. Consult with your treated wood Supplier for correct type of bolts.



- Provide continuous #4 rebar at top and bottom of thicken edge of slab
- Rebar must be at least 3" from the soil
- All lapping of rebar to be a minimum of 20"
- All bends are to be cold bends
- Trench entire perimeter including doorways

NOTE: This example shows minimum requirements



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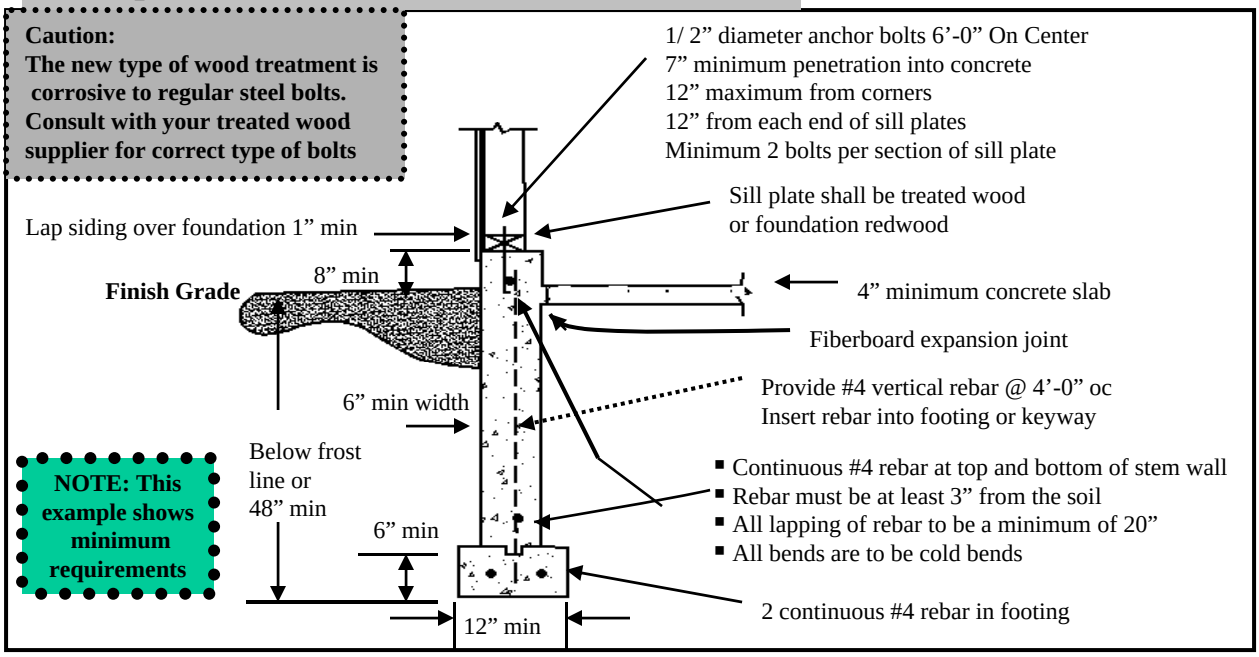
Detached Garage

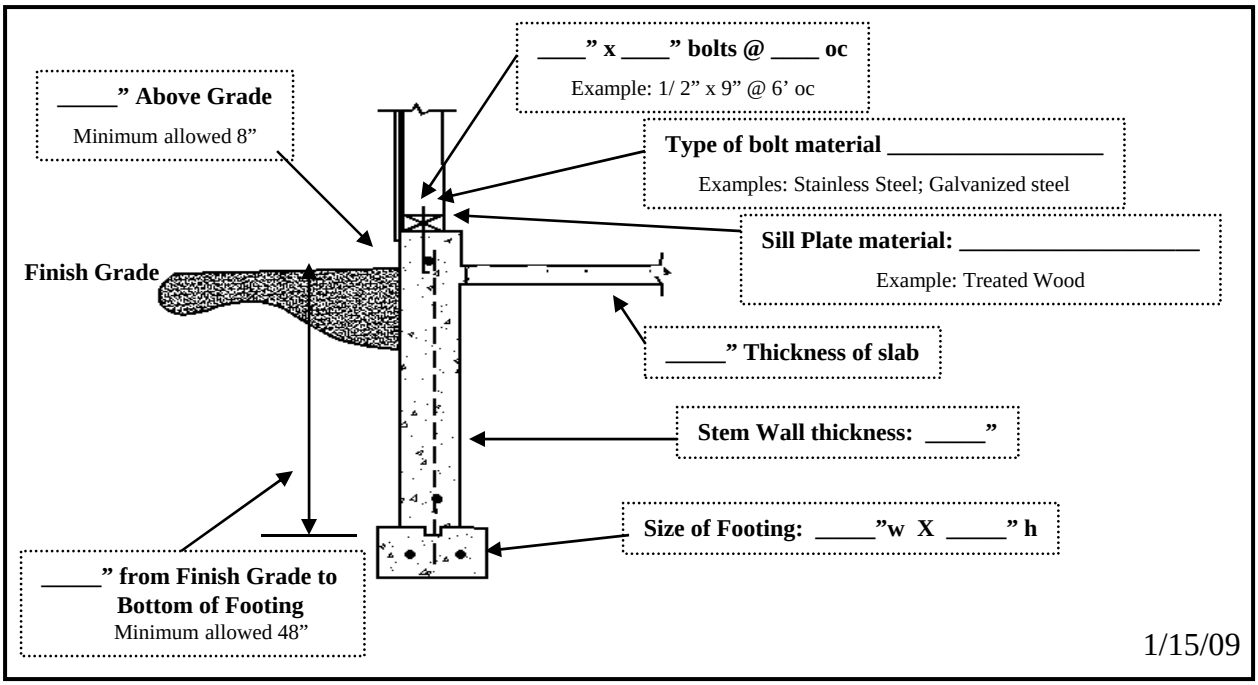
Example Detail B – Stem Wall Foundation

Caution:
The new type of wood treatment is corrosive to regular steel bolts. Consult with your treated wood supplier for correct type of bolts



- Continuous #4 rebar at top and bottom of stem wall
- Rebar must be at least 3" from the soil
- All lapping of rebar to be a minimum of 20"
- All bends are to be cold bends

NOTE: This example shows minimum requirements



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BUILDING GUIDE FOR
Site Plan

Instructions:

A Site Plan is used by the Building Inspection Department to determine if your project meets requirements of the Building Codes, Local Ordinances and/or other laws or regulations.
The City of Cody Building Official request that a Site Plan be submitted with any building permit application when additional floor area is proposed.

Following is a listing of items that are required to be included on your Site Plan. This same listing is also on the Building Permit Application.
If you have any questions, please contact the City of Cody Building Inspection Department at 1338 Rumsey Avenue (City Hall) or call 527-7511.

Site Plan:

- ✓ **Show entire lot drawn to scale. Minimum scale is 1”=20’ or 1/16” = 1’-0”**
- ✓ **Provide a legal description of the property.**
- ✓ **Address** (The Building Official can assign one if one has not already been assigned.)
- ✓ **Property lines including lot dimensions.**
- ✓ **North arrow and directions.**
- ✓ **Location and names of adjacent streets and alleys.**
- ✓ **Building setback dimensions.**
- ✓ **Location and dimensions of all driveways and approaches.**
- ✓ **Location of all steps, terraces, porches, fences, and retaining walls.**
- ✓ **Location and dimensions of easements.**
- ✓ **Size, location, and material of all water and sewer lines.**
- ✓ **Location and size of water meters.**
- ✓ **Location of gas line and gas meter** (if applicable)**.**
- ✓ **Location of electric service lines. Indicate if they are overhead or underground.**
- ✓ **Off-street parking.**
- ✓ **Unique topographical features, if any.**

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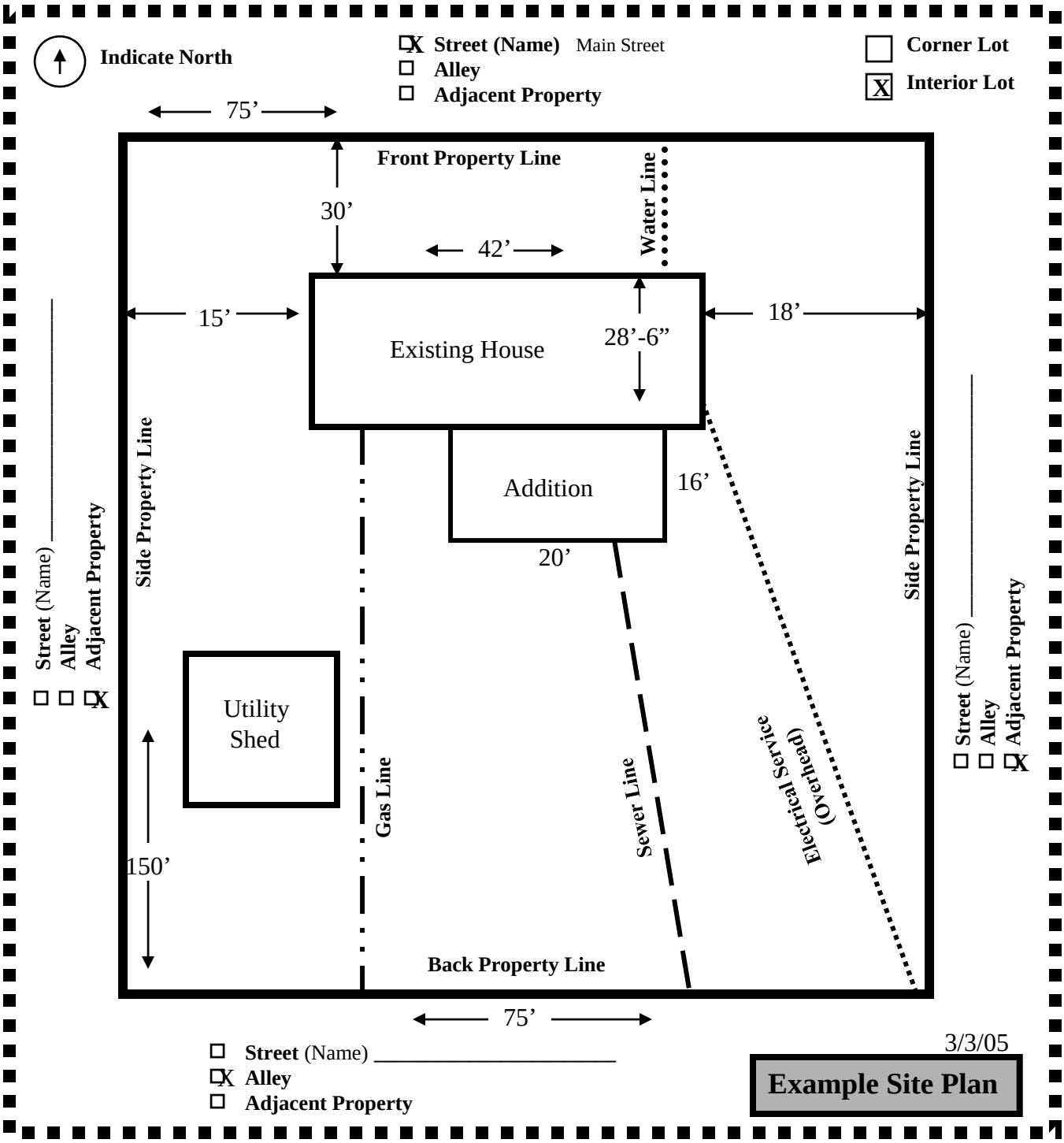
BUILDING GUIDE FOR
Site Plan



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Example Site Plan

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HOME IMPROVEMENT BUILDING GUIDE

Carport & Patio Cover

Directory of Available Guides & Informational Packets

Addition: Single Family Residential:

Garage – Detached

Site Plan (Plot Plan)

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The "Handyman" projects:

Future Guides

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Basement Finishing:

Communicating with your Neighbors

Decks and Porches – Covered

Decks and Porches - Uncovered

Demolition of Structures in Cody

Fences

Garage – Attached

No Permit Required Projects

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Site Plat (Plot Plan)

Special Districts

Tips for a Home Renovation

Tips for a Successful Project

This guide contains information concerning building permit requirements and building specifications for a Carport or a Patio Cover.

You will need copies of the *Carport & Patio Cover* **guide,** *Site Plan* **guide, and a** *Building Permit Application.*

Copies of the guides and permit application can be obtained from the Building Inspection Department at 1338 Rumsey Avenue (City Hall). Additional information or assistance is available by calling the Building Inspection Department at 527-7511.

Following the steps outlined in the guides will help you obtain a building permit in a timely manner. The more complete your application, the quicker the permitting process moves along.

Question: Is it a Carport or Garage?
International Residential Code*, defines a Carport as follows: "*R309.4 Carports. *Carports shall be open on at least two sides. Carport floor surfaces shall be of approved noncombustible material. Carports not open on at least two sides shall be considered a garage and shall comply with the provisions of this section for garages.*
Exception to R309.4: *Asphalt surfaces shall be permitted at ground level in carports.***"**

The floor of a carport must slope towards a drain or the main entry doorway.

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HOME IMPROVEMENT BUILDING GUIDE

Carport & Patio Cover

Remember, this is only a guide to assist you. Space does not allow a detailed review of all Codes, State laws, zoning requirements, covenants and other local ordinances that may be applicable to building a carport or patio cover.

Early in the planning process you need to verify if your project will meet zoning requirements, and/or covenants for your subdivision. Residential zoning districts in Cody have limitations on the use of structures, maximum height restrictions, minimum set backs and open space that must be maintained. Subdivision Covenants may also list some restrictions. Information concerning covenants can be obtained at the Park County Court House. Zoning questions can be answered at City Hall (1338 Rumsey Avenue) or call 527-7511.

(Per City of Cody ordinances) **An owner may be granted building permits to perform work on a single family dwelling with a private garage and/or private accessory buildings on the same premises, provided such work is performed by the owner. If the owner of the property is not doing the work, the person performing the work must be licensed in that particular contracting category.**

There are some building projects in which an owner can hire a "handyman" to perform the work. Please see our building guide titled; *The "Handyman" projects:* **or contact the Building Inspection Department at City Hall.**

Important !

There are certain times during the building process when an inspection <u>is mandatory.</u> It is <u>your</u> responsibility to notify the Building Inspection Department and schedule an inspection time. Various building projects require different types of inspections. Ask the Building Inspector which inspections are required for your project.

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HOME IMPROVEMENT BUILDING GUIDE

Carport & Patio Cover

How to use This Guide:

1. **Read through this guide. *Page 4* contains general information and helpful hints that may say you time. You may be able to just fill in the blanks on examples provided in this guide. Other times you will have to create a new drawings by using the examples as a reference.**
2. **Provide a Floor Plan Sketch. A Carport/Patio Floor Plan Sketch does not have to be to scale. An example of a Floor Plan Sketch is on *page 5.***
3. **Provide a Sectional Plan View. Examples for attached (connected to the house) carports or patios are on *pages 6 & 7.* Examples for detached structures are on *page 8.* More complex projects may require additional detailed drawings.**
4. **Provide a Site Plan** (sometimes referred to as a Plot Plan)**. Information required for a Site Plan is listed in our** *Site Plan Guide* **along with an example drawing. Site Plan information requirements are also listed on the back of the** *Building Permit Application***.**
5. **Complete a** *Building Permit Application***. Submit it with the information requested in this guide.**

A majority of permit applications are processed with little delay. Following the steps outlined in this guide will help process your permit in a timely manner. Information you submit helps to determine if the project is compliant with building codes, zoning ordinances and other applicable laws.

Question: Why Have Building Codes?

The purpose of the Codes is to provide ***minimum*** *requirements to safeguard public safety, health, and general welfare through structural strength, means of egress, stability, sanitation, also for safety of life and property from fire and other hazards.*

Before You Dig:
Call One-Call of Wyoming
at 1-800-849-2476

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HOME IMPROVEMENT BUILDING GUIDE

Carport & Patio Cover

General Information Sheet:

Floor Plan Sketch:

Floor Plan Sketches for a carport/patio do not have to be drawn to scale. See *page 5* for an example. Please provide applicable "NOTES" as shown on the example Floor Plan Sketch.

Sectional Plan View:

An example of an <u>attached</u> carport/patio is on *page 6*. Please indicate which of the following construction details you will use:

Construction details for attachment to existing building – *Detail A or Alternate Detail A*. examples are shown at the top of *page 7*.

Method of support at the outside edge of carport/patio –*Detail B or Alternate Detail B*. examples are show at the bottom of *page 7*.

Type of footing/foundation - - *Footing/Foundations, F1, F2, or F3*. Example drawings of footing and foundations are located on *pages 9, 10, and 11*.

For a <u>detached</u> carport/patio, use the example on *page 8*. The three choices for the footing/ foundation are again *F1, F2 or F3* located on *pages 9, 10, and 11*.

Site Plan (Plot Plan):

Requirements for a Site Plan are listed in our *Site Plan Guide*. **They are also listed on the back side of the** *Building Permit Application*.

Electric Code:

Changes to existing electrical service should discuss this with your Electrical Contractor prior to beginning construction.

Before You Dig:

Call *One-Call of Wyoming* at 1-800-849-2476 <u>BEFORE</u> you start digging. Wyoming State law requires you to contact the one-call service provider to request the location of underground facilities in the area you will be excavating. Under the Wyoming Underground Facilities Notification Act, if you do not call and damage underground utilities, you would "….. *Be liable for all damages, including personal injury and property damages, caused by the excavation."* You could also be fined up to $5,000.

<u>REMEBER: the phone call is free, the utility locates are free, and it is safer for you.</u>

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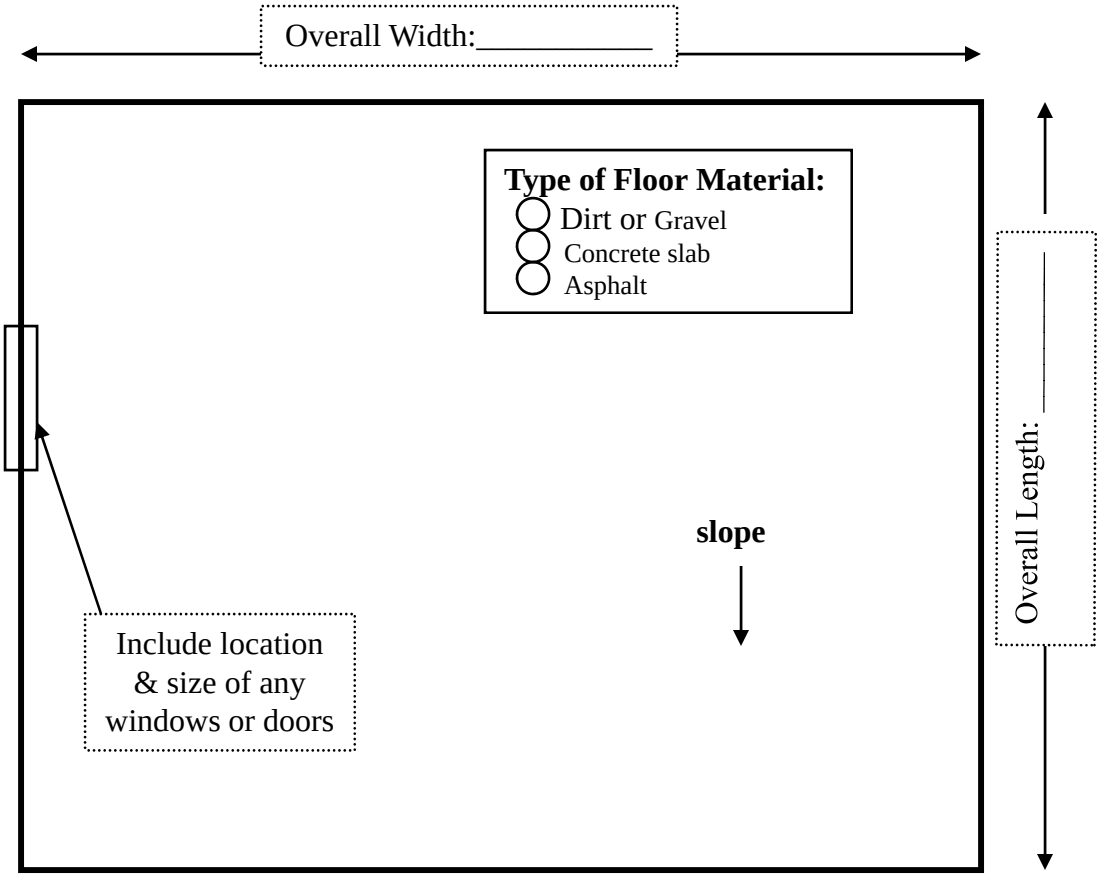
Carport & Patio Cover

Floor Plan Sketch:

A Floor Plan Sketch normally has to be drawn to scale, but for a carport/patio it <u>DOES NOT</u> have to be to scale.

Code compliance for plumbing, electrical, and mechanical systems are reviewed during the "rough" inspection. The "rough" inspection occurs after structural work is completed and just before you cover it with drywall or other coverings. The Building Inspector <u>MUST SEE AND APPROVE</u> structural details prior to finishing over them.



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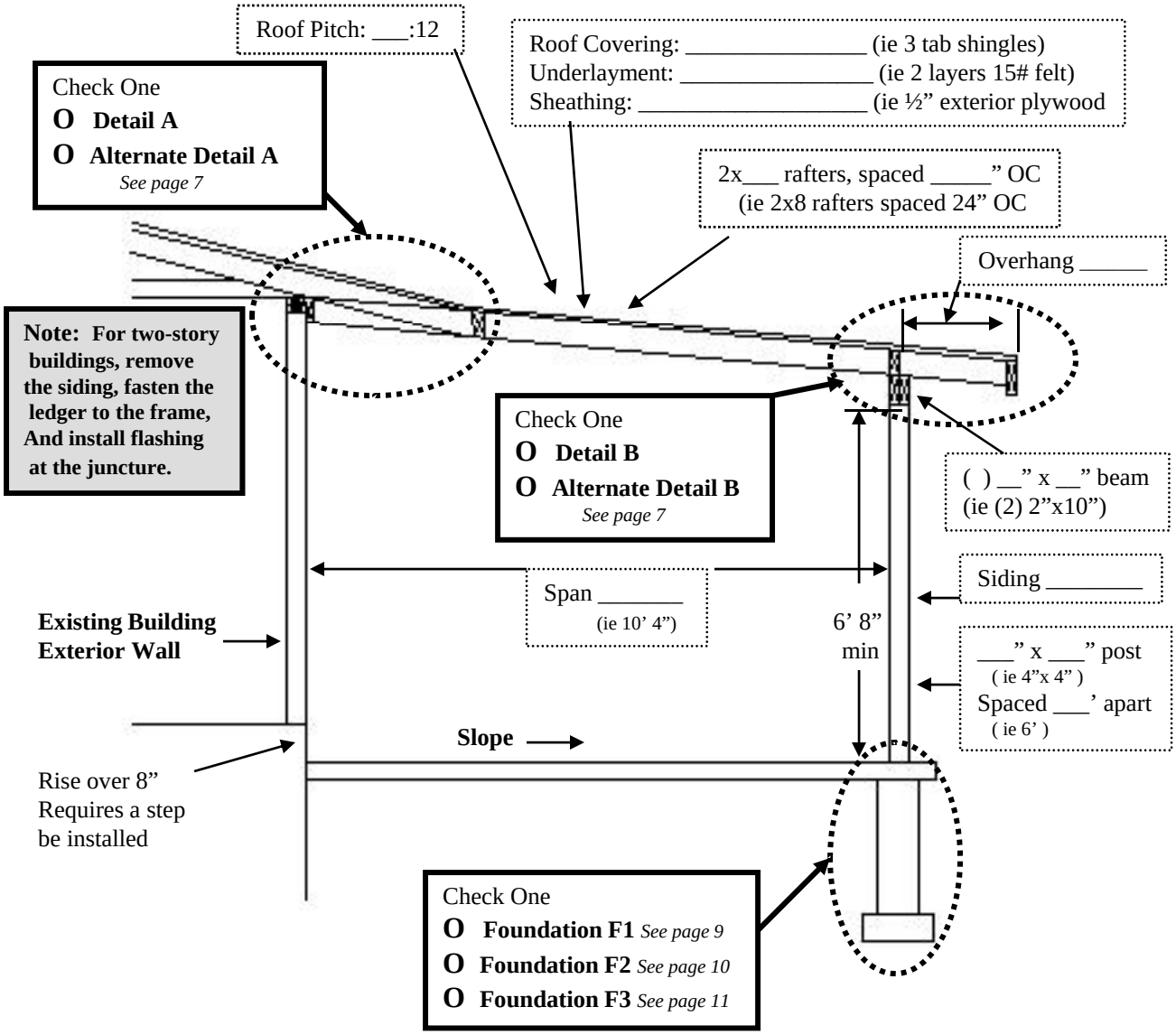
Carport & Patio Cover

Attached Patio/Carport Sectional



Note: **If you are thinking of enclosing the patio/carport in the future, now is the time to pour a proper foundation with footers.**

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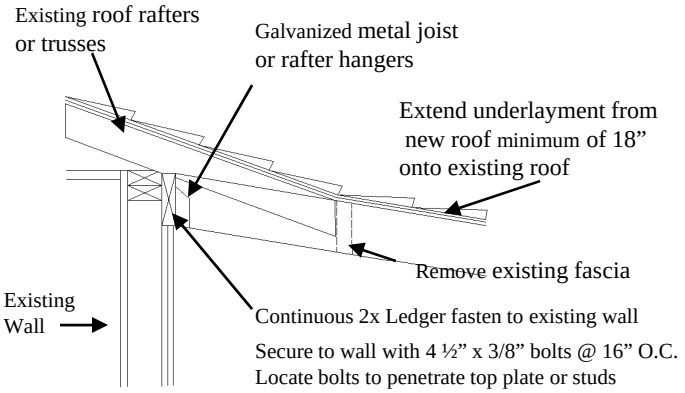
HOME IMPROVEMENT BUILDING GUIDE

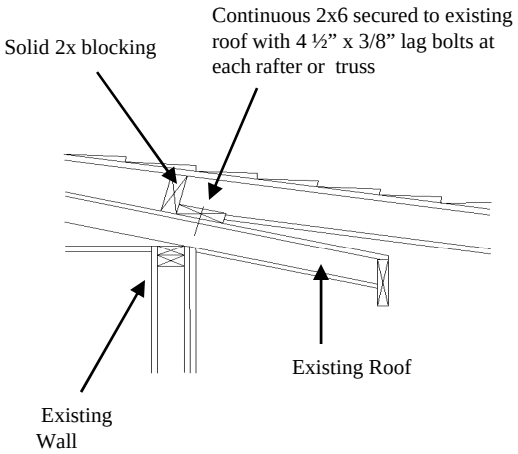
Carport & Patio Cover

Detail A



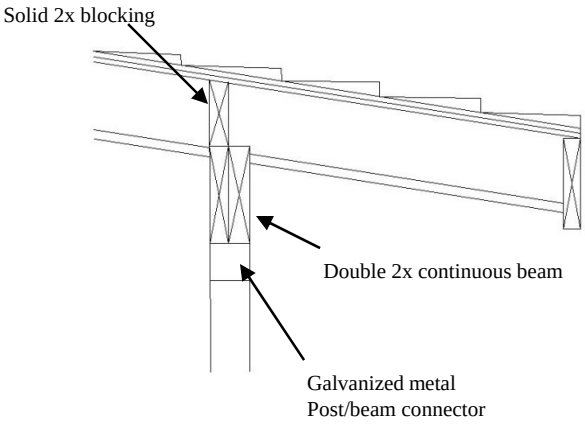
Note: Remove brick veneer or siding at top of wall before Installing continuous 2x ledger. Ledger must be fastened directly to existing wall.

Alternate Detail A



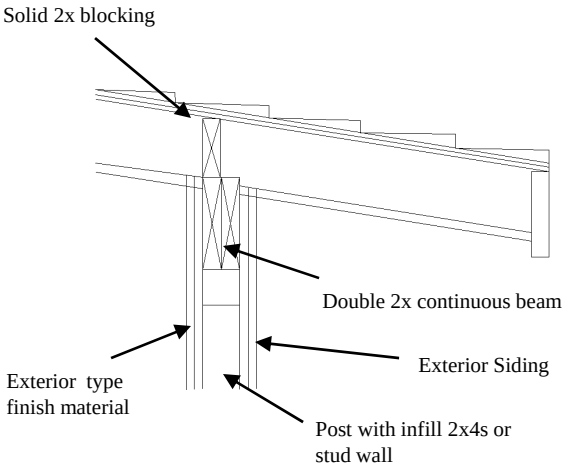
Detail B

Post & Beam Exterior Wall



Alternate Detail B

Solid Exterior Wall



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Carport & Patio Cover

Rafter System:

Minimum 1" x ___ ridge board
EXAMPLE 1" x 8 "

2 x ____ rafters @ ____" O.C.
EXAMPLE: 2 x 6 @ 24" O.C.

2 x ____ joists @ _____ O.C.
EXAMPLE : 2 x 6 @ 24" O.C.

Roof Pitch

_____ : 12

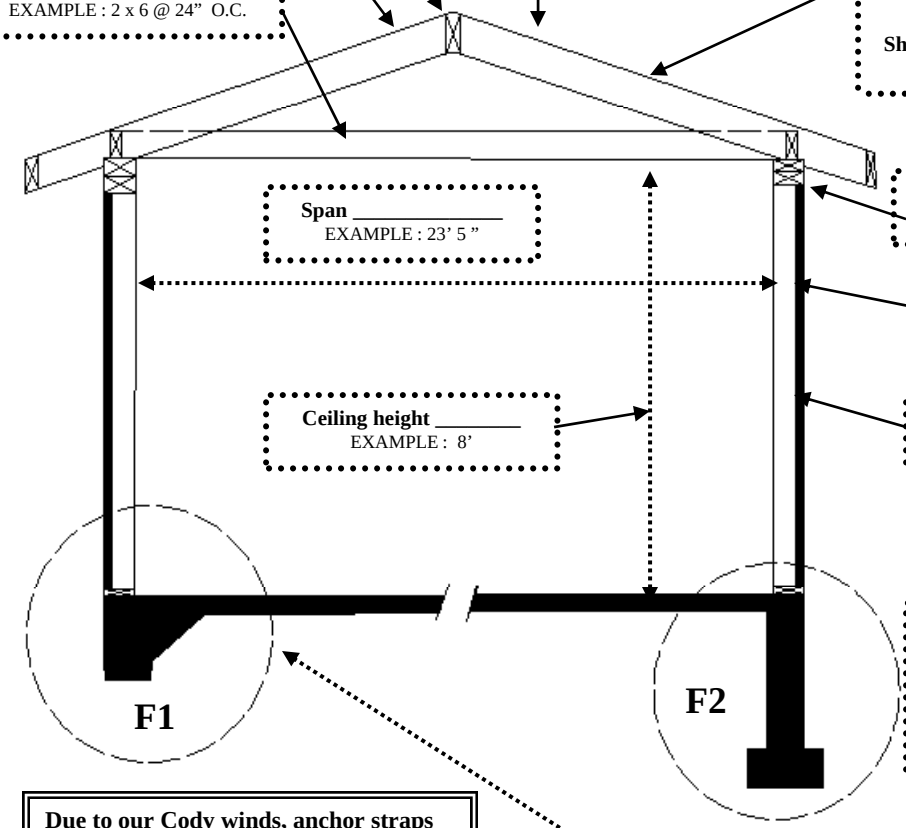
Truss System:

Draw Sketch, with dimensions, on separate sheet of paper

Roof Covering: _____
EXAMPLE : Shingles, Fiberglass

Underlayment _____
EXAMPLE : 2 layers 15# felt

Sheathing _____
EXAMPLE : 1/ 2" exterior plywood



Span _____
EXAMPLE : 23' 5 "

Ceiling height _____
EXAMPLE : 8'

Top plate or Beam size _____
EXAMPLES : Double 2x4 or 6 x 8

Post _____ @ ____ O.C.
EXAMPLE : 4 x 4 @ 48" OC

Wall siding _____
EXAMPLE : 1/ 2" exterior OSB

Foundations: Check One

O **Detail F1 -Mono-slab- page 9**
O **Detail F2-Stem Wall- page 10**
O **Detail F3 – Caissons- page 11**

Due to our Cody winds, anchor straps and bracing should be provided. Please indicate spacing of hurricane strapping rafter/trusses and how sides of structure are braced.

_____
_____
_____

NOTE for Detail F1:
Walls greater than 24' in length must have caissons at the corners and a minimum of one every 20' of wall length. An example drawing of a caisson footing is on *page 11*.

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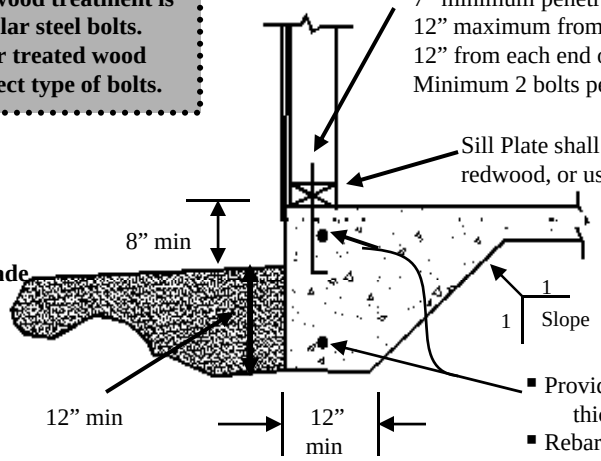
Carport & Patio Cover

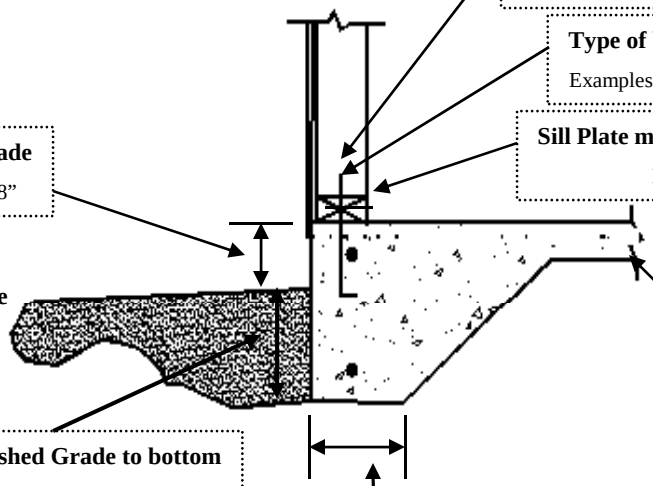
Example Detail F1 – Monolithic Slab

Caution:
The new type of wood treatment is corrosive to regular steel bolts. Consult with your treated wood Supplier for correct type of bolts.



- Provide min. 2 continuous #4 rebar in the thicken edge of slab
- Rebar must be at least 3" from the soil
- All lapping of rebar to be a minimum of 20"
- All bends are to be cold bends
- Trench entire perimeter including doorways

NOTE: This example shows minimum requirements



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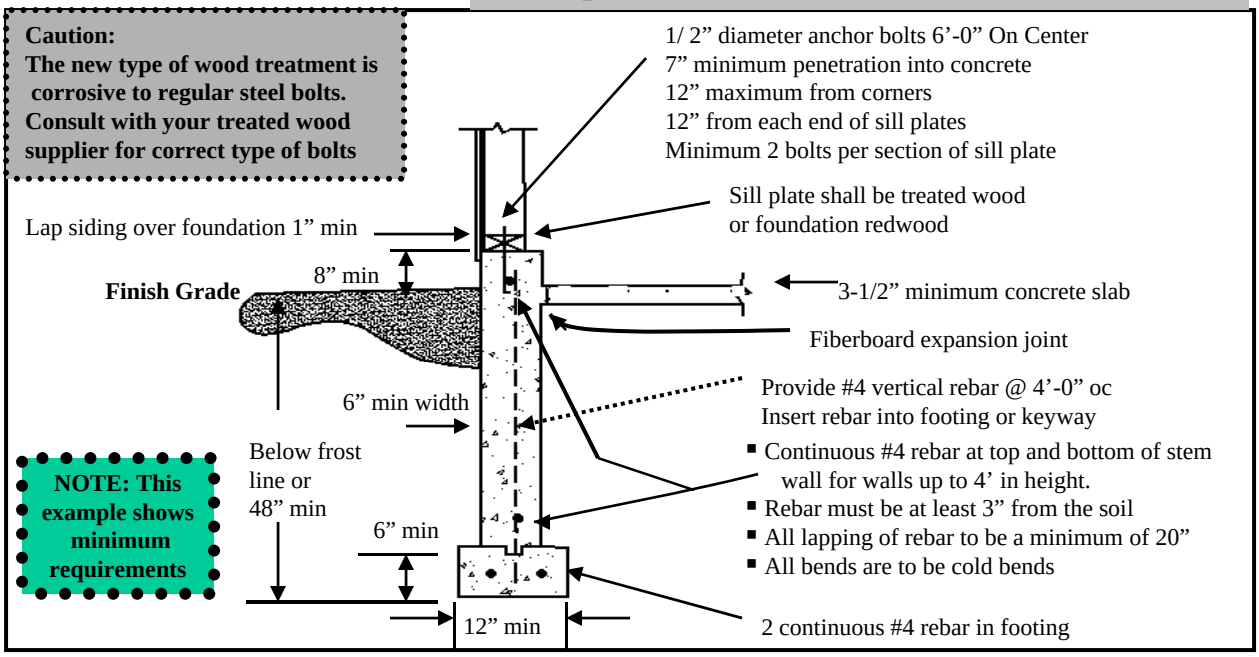
Carport & Patio Cover

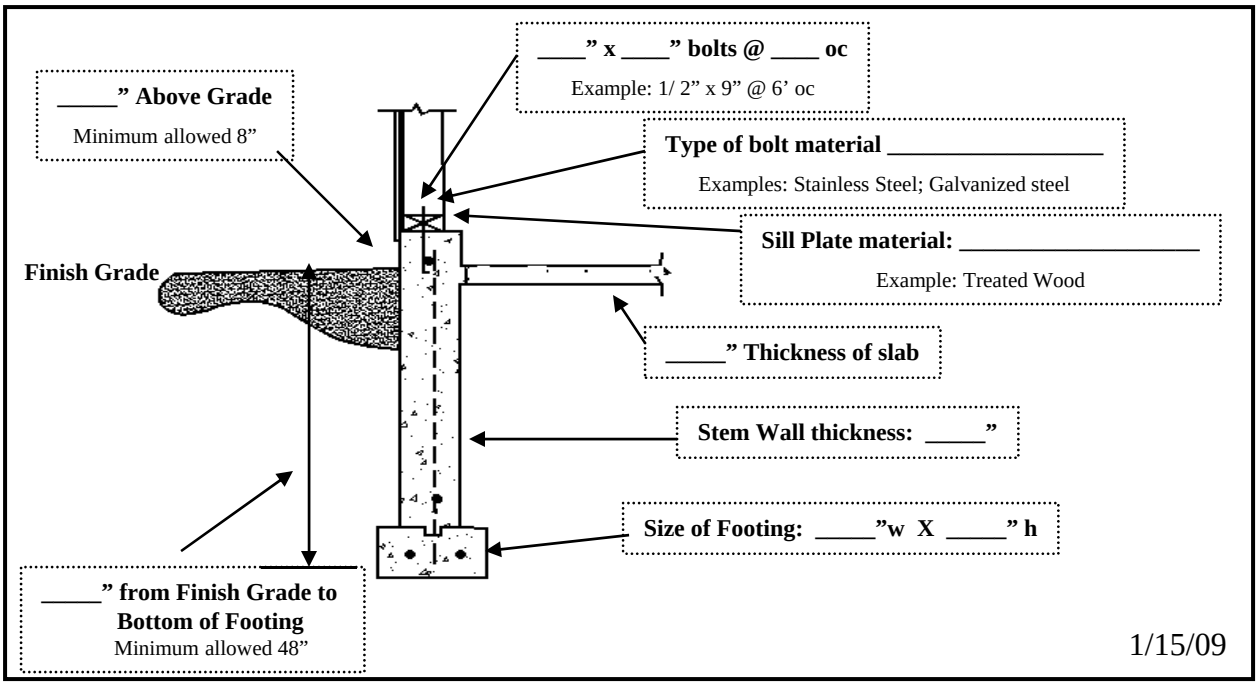
Example Detail F2 – Stem Wall Foundation

Caution:
The new type of wood treatment is corrosive to regular steel bolts. Consult with your treated wood supplier for correct type of bolts



- Continuous #4 rebar at top and bottom of stem wall for walls up to 4' in height.
- Rebar must be at least 3" from the soil
- All lapping of rebar to be a minimum of 20"
- All bends are to be cold bends

NOTE: This example shows minimum requirements



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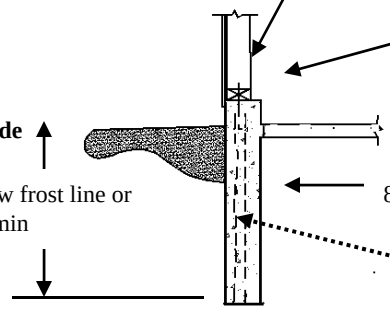
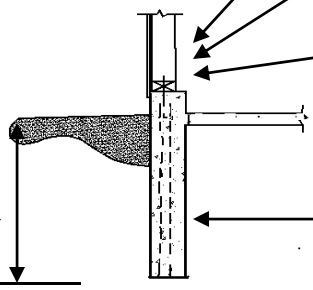
Carport & Patio Cover

Example Detail F3 – Caisson Foundation

Caution:
The new type of wood treatment is corrosive to regular steel bolts. Consult with your treated wood supplier for correct type of bolts



NOTE: This example shows minimum requirements



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THE "HANDYMAN" PROJECTS GUIDE

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Tips for a Successful Project

This guide contains information which will aid the handyman in determining which tasks he or she may legally complete.

On the following pages you will find a list comprised of tasks that do not require permits. Additional information or assistance is available by calling the Building Inspection Department at 527-7511.

Please Note

Exemptions from permit requirements do not grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordnances of this jurisdiction.

08/22/07

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HOME IMPROVEMENT BUILDING GUIDE

The "Handyman" Projects

This guide provides important information to help you know if you are allowed to do certain projects without obtaining a building permit or contractor's license.

Remember, this is only a guide to assist you. Space does not allow a detailed review of all the Codes, State laws, zoning requirements, and other local ordinances that may be applicable to doing projects within the City Limits.

Before you get too far in the planning process, you need to know if your project will meet zoning requirements. Residential zoning districts in Cody have limitations on the use of the building, maximum height restrictions, minimum set backs and open space that must be maintained. If you have questions, please contact the Building Inspection Department at 1338 Rumsey Avenue City Hall), or call 527-7511. We would be happy to assist you.

If you would like to research the zoning of your property you may use the City Website as a resource document. There are many maps and regulations along with a copy of the building permit application available online. To peruse the City Website, please visit www.cityofcody-wy.gov.

(Per City of Cody ordinances) An owner may be granted permits to perform work on a single family dwelling with a private garage and private accessory buildings all on the same premises, provided that such work is to be performed by the owner. If the owner of the property is not performing the work, then the person performing the work must be licensed in the particular contracting category.

There are some projects where a "handyman" other than the owner can perform the work. This guide "Handyman" projects outlines some of the projects a handyman may undertake.

There are times during the building process when certain types of inspections <u>are mandatory.</u> It is your responsibility to notify the Building Inspector and arrange for an Inspection time.

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THE "HANDYMAN" PROJECTS GUIDE

Projects That a "Handyman" May Undertake

(That do not require building permits)

- ✓ **One story detached accessory structures used as tool and storage sheds, playhouses and similar uses. Provided the floor area does not exceed 120 square feet (11m2).** ***All projects must meet zoning set back requirements.***

- ✓ **Low level decks. Decks that are less than 30" above grade and do not have walls or a roof.**

- ✓ **Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.**

- ✓ **Prefabricated swimming pools that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18925L) and are entirely above ground.**

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THE "HANDYMAN" PROJECTS GUIDE

Projects That a "Handyman" May Undertake

(That do not require building permits)

- ✓ **Swings and playground equipment adjacent to family dwellings.**
- ✓ **Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm).** ***Residential only.***
- ✓ **Non-fixed and movable fixtures , cases, racks , counters and partitions not over 5 feet 9 inches) 1753 mm) in height .**
- ✓ **Minor electrical repair work including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.**
- ✓ **Portable heating and cooling appliances.**
- ✓ **Replacement of any part that does not alter improvement of equipment or make such equipment unsafe.**
- ✓ **Stopping of leaks in drains and water pipes , repairs to and replacement of water closets , provided those repairs do not require the replacement or rearrangement of valves, pipes or fixtures.**

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