



Residential New Building Permit Plan Review Comments

Application: PB25-11776

Date Submitted: 08/19/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 1151 E OLEANDER ST

Parcel: 130568

Zoning: NS-T4R

Subdivision: SPENCER ADDITION (FT WORTH)

Lot/Block: 13/7

Description of Work: DUPLEX FAMILY HOME MODULAR

ADA TDLR:

Energy Code Compliant:

Applicant: LUIS MATARRITA

Owner: COWTOWN QOZB LP

5001 Plaza on the Lake Suite 200 Austin, TX 78746 200 401

4022 DAVILA DR

Austin, TX 78746

DALLAS,, TX 75220

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1910.4	10	Living
U	VB	16.68	0	Porch
R-3	VB	1910.4	10	Living
U	VB	16.68	0	Porch

Sprinkler Sys Req: No

Comment: Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews.

Required Corrections:



Residential New Building Permit Plan Review Comments

General

Reviewer: Dexter Davis

Email: Dexter.Davis@fortworthtexas.gov

Phone: 817-392-5985

1. Dear Applicant,

1151 E OLEANDER ST is zoned as NS-T4R and is located in the Near Southside Historic area . This property is held to the Near Southside Design Guidelines. All changes to the exterior of this property, including new construction, require a Certificate of Appropriateness (COA) before obtaining permits or beginning work.

You can apply for a COA online through Accela Citizen Access portal. Please include all plans, drawings, and proposed materials with the COA application.

You can find more information about the allowed uses in NS-T4R using the attached Form-Based Code District Use Table. The city ordinance section on the Near Southside also contains useful information about what is allowed at this address. The Near Southside Design Guidelines will be your primary guide to what is allowed in terms of:

- Building form
- Building design
- Setbacks
- Street and streetscape standards
- Signage
- Landscaping

For any additional questions please reach out to 817-392-8000 or

Designreview@FortWorthTexas.Gov

Thanks,

PARD

Reviewer: Germaine Joseph

Email: Germaine.Joseph@fortworthtexas.gov

Phone:

1. PARD/PDP: This development is within the boundaries of Park Planning District 4; the Neighborhood & Community Park Dedication Policy applies. There is a required \$1,393.58 due for each single-family residential unit or duplex on an undeveloped lot. On a lot with a teardown, there is a required \$1,393.58 due for each additional residential unit (duplex). Please upload the demolition/razing permit. Tear down and replace in-kind, no PARD-PDP fee is due. Call Development Services @ 817-392-2222, if you need assistance on making a payment. Call Lori Gordon @ 817-392-5743 for information regarding the fee and to what it is applied. All fees must be paid in full for single family residential or duplex, at or before building permit issue. No city permits will be issued until the PDP fees have been paid.



Residential New Building Permit Plan Review Comments

Water

Reviewer: Maria Lopez

Email: WaterApps@FortWorthTexas.gov

Phone: 817-392-8250

1. 08/29/25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

Please provide billing information through third party standard process.

2. 08/29/25 - CORRECTIONS REQUIRED - Need customer billing information:

Customer Name (for the account)

Customer's Mailing Address

Customer's Tax ID Number

Contact Name (if different from customer name)

Customer's Phone number

Customer's Email address

Please contact Water Applications at 817.392.8250 to provide customer billing information.

Please provided customer billing information to waterapps@fortworthtexas.gov and be sure to add the permit number and address in the subject title.

3. 09/03/2025 -- Sewer Investigation created to confirm all existing sewer stub outs for this project - Case # 250903-002382

*** ADDITIONAL HOLDS MAY FOLLOW ***

4. 08/29/25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer Tap fees due for 2nd unit. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

Please provide billing information through third party standard process.

Zoning

Reviewer: Inkah Reviere

Email: Inkah.Reviere@fortworthtexas.gov

Phone: 817-392-6138

- 1.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/20/2025	Deshia Hawkins
Water Development Review	Corrections Required	08/29/2025	Maria Lopez

Planning Development Department



Residential New Building Permit Plan Review Comments

NEZ Certification Review	Opt-Out	08/20/2025	Deshia Hawkins
Transportation Impact Review	Not Required	08/27/2025	Lamonica Smith
Urban Forestry Review	Corrections Required	08/26/2025	Dexter Davis
Zoning Review	Corrections Required	08/26/2025	Dexter Davis
PARD Review	Approved	08/20/2025	Germaine Joseph
Building Plan Review	Approved	08/29/2025	Scott Edwardson
Mechanical Plan Review	Approved	08/29/2025	Scott Edwardson
Plumbing Plan Review	Approved	08/29/2025	Scott Edwardson
Electrical Plan Review	Approved	08/29/2025	Scott Edwardson
Plan Distribution			
Plans Coordination	Corrections Required	09/01/2025	Scott Edwardson
NEZ Design Guidelines Review	Not Required	08/26/2025	Dexter Davis

General Comments and Additional Permit Information:

Reviewer: Scott Edwardson
Email: Scott.Edwardson@fortworthtexas.gov
Phone: (817) 392-6288

1 Development Services
RESIDENTIAL REVIEW NOTES
Plan examiner: Scott Edwardson
Phone #: (817) 392-6288
IRC 2021 / CFW ORD. # 25383

Permit: PB25-11776
Address: 1151 E. Oleander St.
Contact: Luis Matarrita
Construction type: VB
Project Area: 1896
Occupancy & Use: R-3 – 1910.4; U – 16.68 Per Unit
Zoning NST4R
Lot Size: 4297.07
Lot Coverage: 44.12%

Scope of Work: New Duplex

Professional engineer

Certified foundation plans: J. Martin Montgomery P.E. 90427
Professional engineer who certified structural plans: N/R

Planning Development Department



Residential New Building Permit Plan Review Comments

Braced wall plans: N/R

R-20 or 13+5 insulation required in altered exterior walls

R-38 insulation required in altered portions of the attic

R-19 insulation required in altered portions of the floor

Max U-factor of new windows is 0.35

Max SHGC of new windows is 0.25

** General Notes **

This Plan is void without City Plan Review Notes.

1. Construction shall meet all IRC and IBC Codes as applicable.
2. Specifications and scope of work to be rendered to city inspector at times of inspections.
3. See attached examiner's notes and City handouts as applicable to this permit.
4. See attached site and construction plans as applicable to permit.
5. All work shall conform to City of Fort Worth building code requirements.
6. All work shall conform to City of Fort Worth Energy Code requirements.
7. All work shall conform to City of Fort Worth, Zoning requirements.
8. SEPARATE PERMITS ARE REQUIRED for Electrical, Mechanical and Plumbing work.
9. Gypsum Board & Textured Ceilings: On ceilings to receive a water base texture material, either hand or spray applied, gypsum board shall be installed perpendicular to framing. Board thickness shall be increased from 3/8 inch to 1/2 inch for 16inch on center framing and from 1/2 inch to 5/8 inch for 24 inch on center framing
10. Interior wall covering shall comply with IRC 2021 R702.
11. Insulation shall comply with IRC 2021 N1101 and R316.
12. Habitable rooms shall meet the minimum required glazing and ventilation area as per Sec. R303 of the 2021 IRC.
Glazing must be equal or greater than 8% of floor area of room, ventilation must equal 4% of floor area of room. Exceptions are bathrooms and media rooms with adequate mechanical ventilation as defined in the 2021 IRC R303.
13. GLAZING – HAZARDOUS LOCATIONS - R308
R308.1 – Each pane of glazing installed in a hazardous area shall be permanently identified
R308.4 – COMMON HAZARDOUS LOCATIONS include: Sliding glass door assemblies,

Planning Development Department



Residential New Building Permit Plan Review Comments

storm doors, enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers where the bottom exposed edge of the glazing is less than 60" above a standing or walking area. Refer to R308.4 for a list of all hazardous locations.

14. Floors: Floors shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 5. Floor construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements.

15. Foundations: Foundations shall comply with all specifications of the Fort Worth Residential Code, IRC 2021 Chapter 4. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practices.

16. Walls: Walls shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 6. Wall construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements.

17. Bathroom fixture placement shall comply with 2021 IRC R307.2 if there is a new installation or fixtures are moved due to a remodel.

18. BATHROOM FIXTURES – R307 – Toilet, shower and bath fixtures shall be spaced as per figure 307.1

R307.2 Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.

19. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be openable.

EXCEPTION: The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation requirements are 50 cfm for intermittent ventilation and 20 cfm for continuous ventilation. Ventilation air shall be exhausted directly to the outside.

20. GLAZING – HAZARDOUS LOCATIONS - R308

R308.1 – Each pane of glazing installed in a hazardous area shall be permanently identified

R308.4 – COMMON HAZARDOUS LOCATIONS include: Sliding glass door assemblies, storm doors, enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers where the bottom exposed edge of the glazing is less than 60" above a standing or walking area. Refer to R308.4 for a list of all hazardous locations.

14. GFI CIRCUITS – 2023 National Electric Code (NEC) E3902 Ground Fault Interrupter

Planning Development Department

The City of Fort Worth * 100 Fort Worth Trail * Fort Worth, TX, 76102
817-392-2222 * Fax 817-392-8105



Residential New Building Permit Plan Review Comments

Circuits shall be installed in:

- E3902.1 – Bathrooms
- E3902.2 – Garages and accessory buildings
- E3902.3 – Outdoor receptacles
- E3902.6 – Kitchens

15. Carbon Monoxide Detectors – Section R315 of the 2021 International Residential Code (2021 IRC) states:

Section R315.1 Carbon monoxide alarms shall comply with Section R315

Section R315.1.1 Carbon monoxide alarms shall be listed in accordance with UL 2304. Combination Alarms shall be listed with both UL 2304 and UL 217.

Section R315.2.1 For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist:

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.2.2 Alterations, Repairs, and Additions

Carbon Monoxide Alarms shall be listed in accordance with UL 2034. It is not recommended to purchase a combination because of cost. Where alterations, repairs, or additions requiring a permit occur, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

16. Smoke Detectors - Smoke Alarms—Section R314 of the 2021 International Residential Code (2021 IRC) states:

Smoke alarms shall comply with NFPA 72 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

R314.2.1 New Construction—Smoke alarms shall be provided in dwelling units.

R314.2.2 Alterations, Repairs and Additions—Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck
2. Installation, alteration or repairs of plumbing or mechanical systems.

R314.3 Location—Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower

Planning Development Department



Residential New Building Permit Plan Review Comments

level is less than one full story below the upper level.

4. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of a hallway by 24 inches or more.

17. Fire Rated Construction – R302.3 Two Family Dwellings – Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or section 703.2.2 of the International Building Code. Such separation shall be provided regardless of whether a lot-line exists between the two dwelling units or not. Fire-resistance-rated floor /ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend from the foundation to the roof sheathing.

Exceptions:

1. A fire-resistance rating of $\frac{1}{2}$ hour shall be permitted in buildings equipped with an automatic sprinkler system installed in accordance with Section P2904.

2. Wall assemblies need not extend through the attic spaces where the ceiling is protected by 5/8 Type X Gypsum board, an attic Draft-Stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than $\frac{1}{2}$ inch gypsum board or equivalent.

18. Dwelling-Garage Fire Separation – The garage shall be separated as required by Table R302.6 (Not less than 5/8 inch Type X gypsum Board or equivalent.)

19. Under-Stair Protection – Enclosed space under stairs that is accessed by a door or access panel shall have no less than $\frac{1}{2}$ inch gypsum board.

NOTE: DO NOT REMOVE ALL STICKERS FROM WINDOWS UNTIL INSPECTOR HAS PASSED THEM

Reviewer: Maria Lopez

Email: WaterApps@FortWorthTexas.gov

Phone: 817-392-8250

2 Sec 5.18.2.1 Meter boxes can only be installed in non-paved areas. Water service and meter box must be installed 1-foot offset from the property line in the parkway and have a 9-foot horizontal separation from the sewer service. The normal location for meter boxes is 2.5 feet behind the back of curb.

In no case shall the water meter box (and meter) be outside of the public right-of-way or water easement.

Sec 6.4.1.3 Wastewater service should avoid placement in driveways and have a 9-foot horizontal separation from the water service.

Service should be installed South or West of the proposed driveway location.

To prevent delays for a meter set, ensure the following criteria is met:

- Address must be clearly posted, i.e., visible and big enough to see
 - No debris or material over the meter box
 - Meter box must be in the ground to grade per city specification
-

EXISTING SERVICE LOCATIONS

Water Tap – Existing Water Service Location – See water service requirements listed above

Sewer tap – Existing Sewer Service Location – See water service requirements listed above