



Residential New Building Permit Plan Review Comments

Application: PB25-16422

Date Submitted: 11/25/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 932 CLAYSTONE RIDGE DR

Parcel: 1466661

Zoning: A-5

Subdivision:

Lot/Block: 3/10

Description of Work: build new house

ADA TDLR:

Energy Code Compliant:

Applicant: LUPE VALERIO

Owner:

2500 FOREST CREEK DR

FORT WORTH, TX 76123

4698261354

Building Classification:

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|--------------------|
| R-3 | VB | 2817 | | Living |
| U | VB | 1144 | | Garage/Porch/Patio |

Sprinkler Sys Req:

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

Required Corrections:

Building

Reviewer: Amber Brown

Email: Amber.Brown2@fortworthtexas.gov

Phone:

1. 12/1/2025 - CORRECTIONS REQUIRED - Stair details are missing.

Please upload a complete and combined set of plans including the stair details.

2. 12/1/2025 - CORRECTIONS REQUIRED - Master bath window should be tempered.

IRC (R308.4.3) Please upload a complete and combined set of plans indicating the master bath window will be tempered.

Planning Development Department



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Water

Reviewer: Ibeth Heatley

Email: Ibeth.Heatley@fortworthtexas.gov

Phone:

1. 12/09/25 -- 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 in addition to customer billing information.

*****NOTE*****

It is the responsibility of the builder to uncover the water and sewer services. Water service must be exposed before meter can be set.

2. 12/09/25 - CORRECTIONS REQUIRED - - Provide a civil UTILITY SITE PLAN showing how the project will be connected to the City Water & Sewer. The plan must list types of services, sizes of service taps, and meters for the project. Be sure to note designations of Irrigation services & meter sizes - or the decline of irrigation service(s)

Zoning

Reviewer: Rosalee Rivera

Email: Rosalee.Rivera@fortworthtexas.gov

Phone: 817-392-2222

1. 12/3/2025 – CORRECTIONS REQUIRED – SITE PLAN DEMINSIONS DO NOT MATCH PLAT

The lot size dimensions provided on the site plan do not match the lot square footage of the plat. Site plan lot width and length must match the plat. If the dimensions are different from the plat, then a replat will need to be conducted.

If this is the most recent plat for this lot FP-23-099 then a replat will be needed.

For additional information regarding platting in the City of Fort Worth, please contact the platting team email at platbox2@fortworthtexas.gov, or contact at 817-392-8027.

If replat is pursued, please upload the newly recorded plat to this permit.

Additonal holds may apply upon review of corrections****

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2. 12/3/2025 – CORRECTIONS REQUIRED – MONOTONY

Due to multiple projects for the same block face being permitted by the same developer, this is no longer considered a custom home. Therefore, a true Monotony Diagram showing a Six Lot pattern with elevations showing the differences of the houses within the six lot pattern is required.

Please submit a true and full Monotony diagram with the six lot pattern and all differences clearly identified, within the checklist, for each address within the pattern.

Please note additional holds may apply once received.

Approval Table:

| Task Name | Task Status | Completed Date | Task Rev Name |
|------------------------------|------------------------------|----------------|-----------------|
| Application Submittal | Routed for Electronic Review | 11/26/2025 | Joseph Sigmon |
| Water Development Review | Corrections Required | 12/09/2025 | Ibeth Heatley |
| Transportation Impact Review | Approved | 12/08/2025 | Lamonica Smith |
| Urban Forestry Review | Approved | 12/03/2025 | Rosalee Rivera |
| Zoning Review | Corrections Required | 12/03/2025 | Rosalee Rivera |
| PARD Review | Not Required | 12/01/2025 | Germaine Joseph |
| Building Plan Review | Corrections Required | 12/01/2025 | Amber Brown |
| Mechanical Plan Review | Approved | 12/01/2025 | Amber Brown |
| Plumbing Plan Review | Approved | 12/01/2025 | Amber Brown |
| Electrical Plan Review | Approved | 12/01/2025 | Amber Brown |
| Plan Distribution | Awaiting Client Reply | 12/09/2025 | Amber Brown |
| Plans Coordination | Corrections Required | 12/09/2025 | Amber Brown |

General Comments and Additional Permit Information:

Reviewer: Amber Brown

Email: Amber.Brown2@fortworthtexas.gov

Phone:

3 ***** Residential Code Review Comments *****

City Plans Examiner: Amber Brown

Phone # (817) 392- 2827

@fortworthtexas.gov

Date 12/01/2025

Development Services

Planning Development Department



Residential New Building Permit Plan Review Comments

Residential Review Notes
IRC 2021 / CFW ORD. # 25383

Permit #: PB25-16422
Address: 932 Claystone Ridge Dr.

Construction type: VB
Project Area: 3,182.50
Occupancy & Use: R-3 – 2,817 U – 1,144

Scope of Work: New Single Family Residential

Professional engineer certified foundation plans: Elliott Stovall #82774
Professional engineer who certified structural plans: N/A
Braced wall plans: Elliott Stovall #82774

WINDOWS

Max U-factor is 0.35
Max SHGC is 0.25

DOORS – U-factor

Uninsulated metal: 1.2
Insulated metal: 0.6
Wood: 0.5
Insulated, nonmetal edge, Max 45% glazing, any glazing double pane 0.35

INSULATION

R-13+5h or 20 insulation in exterior walls
R-38 insulation in the attic
R-19 insulation in the floor
** General Notes **

NOTE: The general notes listed below are an abbreviated version of the actual notes in the 2021 IRC and CFW Amendment. The builder is responsible for compliance with the full applicable IRC section and/or CFW Amendment.

This Plan is void without City Plan Review Notes.

1. See attached examiner's notes and City handouts as applicable to this permit.
2. See attached site and construction plans as applicable to permit.
3. All work shall conform to City of Fort Worth building code, energy code and zoning requirements.

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4. SEPARATE PERMITS ARE REQUIRED for Electrical, Mechanical and Plumbing work.

5. R302.6 Dwelling/garage fire separation.

SEPARATION MATERIAL

From the residence and attics: Not less than 1/2-inch gypsum board or equivalent applied to the garage side

From all habitable rooms above the garage: Not less than 5/8-inch Type X gypsum board or equivalent

6. R302.11 Fireblocking.

In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

7. BATHROOMS – R303.3 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. Artificial light and mechanical ventilation may be provided.

8. EMERGENCY ESCAPE – R310 – basements, habitable attics and each sleeping room shall have at least one operable emergency and rescue opening.

R310.2.1 – All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq.ft. Openings on grade shall be a minimum of 5 sq.ft. net clear opening.

R310.2.1 – Minimum opening height is 24"

R310.2.1 – Minimum opening width is 20"

R310.1.1 – Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

9. MEANS OF EGRESS – R311

R311.6 – Minimum hallway width shall not be less than 36"

R311.2 – Each dwelling unit shall have not less than one exit door

10. SECTION R315 CARBON MONOXIDE ALARMS

R315.2.1 Carbon monoxide alarms and R315.3 Location. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

11. WATER HEATERS: M2005.2 – Fuel fired water heaters shall not be installed in a room used as a storage closet.

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12. CLOTHES DRYER EXHAUST: 2021 IRC M1502 – Dryer exhaust systems shall be independent of all other systems, and shall terminate on the outside of the building. Exhaust ducts shall be equipped with a backdraft damper.

13. M1502.4.5.1 SPECIFIED LENGTH – The maximum length of a clothes dryer exhaust duct shall not exceed 35 feet from the connection to the transition duct from the dryer to the outlet terminal.- The maximum length of the duct shall be reduced 2.5 feet for every 45 degree bend and 5 feet for each 90 degree bend.

1 & 2 FAMILY ELECTRICAL

14. RECEPTACLE OUTLETS – Receptacles shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet (E3901.2.1).

15. COUNTERTOP RECEPTACLES - E3901.4.1 Wall countertop space. A receptacle outlet shall be installed at each wall countertop space 12 inches (305 mm) or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches (610 mm), measured horizontally from a receptacle outlet in that space.

16. E3901.4.2 Island countertop spaces. At least one receptacle outlet shall be installed at each island countertop space.

17. E3901.4.3 Peninsular countertop space. At least one receptacle outlet shall be installed at each peninsular countertop.

18. E3901.4.4 Separate spaces. Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces

19. GFI CIRCUITS –2023 NEC 210.8 Ground Fault Interrupter Circuits shall be installed in dwelling units in the following locations:

210.8 (A)(1) - Bathrooms

210.8 (A)(2) - Garages and accessory buildings that have a floor at or below grade level

210.8 (A)(3) - Outdoor receptacles

210.8 (A)(6) - Kitchens where receptacles are installed to serve the countertop surfaces

210.8 (A)(7) - Laundry, utility and wet bar sink – where the receptacles are installed within 6 ft. of the outside edge of the sink

19. 210.52 (G) At least one receptacle outlet, in addition to those for specific equipment, shall be installed in each basement, in each attached garage, and in each detached garage with electric power.

20. Arc-Fault Circuit Interrupter Protection 2023 NEC 210.12(A)

All 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit.

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21. Heating, Air-Conditioning and Refrigeration Equipment Outlet – 2023 NEC 210.63
A 125-volt, single-phase, 15 or 20 ampere rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning and refrigeration equipment.+

22. Luminaries in Clothes Closet: Luminary Types and location must comply with 2023 NEC 410.16

23. Electricity will not be released until Transportation & Public Works (TPW) has approved sidewalk and drive approach inspections

Reviewer: Lamonica Smith
Email: Lamonica.Smith@fortworthtexas.gov
Phone:

1 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

Reviewer: Rosalee Rivera
Email: Rosalee.Rivera@fortworthtexas.gov
Phone: 817-392-2222

2 Zoning Plan Review Performed On: 12/3/2025

By: Rosalee Rivera — rosalee.rivera@fortworthtexas.gov

Zoning Review Notes: All reviews are pending stakeout inspection

Permit #: PB25-16422

Physical Address: 932 Claystone Ridge Dr

Legal Description: THOMAS CROSSING ADDITION – Block 10 – Lot 3

Plat: FP-23-099

Zoning district: A-5

Scope of project: Single Family Residence

HOLD NOTES: All items labeled “HOLD” must be addressed. Additional HOLDS may be placed upon review of revisions.

***Please do not upload revised combined plans until the permit is in (Awaiting Client Reply)

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Overlays: N/A

Minimum Lot Size 5000 sq ft: Provided: Per plat (70' x 170') = 11,900 sf. // Hold placed – Site plan shows 74.82' x 119.60' = 8948.472 sf.

Building Square Footage: 3961 sf.

Maximum Height 35': Provided: 29.4'

Lot Width: 50' minimum / Provided: TBD – Plat and site plan do not match

Lot Coverage: 50% maximum; Provided: TBD – Plat and site plan do not match

Front yard driveway coverage: 50% maximum; Provided: 24% - Based on front setback of 20'

4.705(e)(7) ONE-FAMILY ("A-5") DISTRICT.
(Table)

(7) No parking for one- and two-family uses shall be permitted within the front yard, as measured between the front property line and the closest location on the structure, other than as provided on the driveway. Driveway coverage, including ribbon drives, shall not exceed 50% of the front yard, and any additional parking on the property shall be provided on the driveway. Circular drives shall not exceed 65% maximum coverage. Parking pads are permitted if they are attached to the primary driveway and constructed of the same material and shall be included in the calculation of driveway coverage.

Monotony: Hold placed

Trees: Provided tree location in front yard

Setback restrictions: (The front yard setback in residential districts shall be the greatest of: The platted building line; The setback for the applicable zoning district; or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment)

Established Setbacks Provided: 20'

Front: 20' minimum – Building to platted build line of 20'

Interior Side Yard: 5' minimum – Provided: 8.89L, 5'R

Rear: 5' minimum – Provided: 29'+

No. of bedrooms: 4

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Parking spaces required: 3

Parking spaces provided: 3

Additional Comments:

6.507.2 (c) ONE-FAMILY DWELLING UNIT DESIGN STANDARDS.

One-family dwellings must comply with the following standards.

Parking. Section 4.705.D.2 Single Family Home: (2) Parking. Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three. Required parking spaces must be hard surface and dust free (asphalt or concrete). All maneuvering space must be located off of the public right of way.

(a) Elevation. The intent of this subsection is to promote the health, safety, and general welfare of the City of Fort Worth and its citizens through the adoption and enforcement of one-family dwelling unit design standards that limit the effects of repetition and uniformity by requiring substantive variation and diversity in front elevations within a certain lot pattern. The elevations for one-family dwelling units within a six (6) lot pattern must be sufficiently differentiated from each other and from any one-family dwelling unit that is two (2) lots removed on either side of the subject property on the same side of the street, as generally depicted below and otherwise set forth herein.

(c) Attached garages. No attached garage facing a public or private street may project greater than eight feet in front of the front wall of the house in all single-family districts.

(7) Garage/carport. No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

(8) Side and rear yard setbacks. The side and rear yard setback for detached garages located behind the rear wall of the house may be reduced to three feet. The side yard of an attached garage may be located within three feet of the property line when located a minimum of 18 feet back of the front wall of the house.

***** end ZONING PLANS EXAM COMMENTS*****

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