



Residential New Building Permit Plan Review Comments

Application: PB25-17019

Date Submitted:

Status: Pending

Date Issued:

Address: 1720 CAMBIUM DR

Parcel: 1632033

Zoning: A-5

Subdivision: SANDEROS

Lot/Block: 6/8

Description of Work: NEW SFR/3RD PARTY REVIEW AND INSPECTIONS-ROSS INSPECTION SERVICES

ADA TDLR:

Energy Code Compliant:

Applicant: Diana Carter

Owner: M/I HOMES OF DFW LLC

10401 Prairie Heights Ct

700 STATE HWY 121 BYP STE 100

Fort Worth, TX 76108

LEWISVILLE,, TX 75067

6823092189

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1829		
U	VB	1181		

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:

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal			

General Comments and Additional Permit Information:

Reviewer: Christina Parra

Email: inspections@rossdfw.com

Phone: 817-716-9532

1 BUILDING - SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021

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IRC INCLUDING BUT NOT LIMITED TO:

- Address shall be posted and visible at all times from street. SEC.R319
- Steel lintels or engineer's design required for low eyebrow arches, refer to City of Fort Worth lintel schedule. SEC606.9
- New construction and additions greater than 500 square feet must have engineered foundation plans
- 5/8" gypsum board required for storage under stairs. SEC. R302.7
- Bedroom fire egress window/ door 5.7 SQFT minimum openable space (grade floor openings 5 sq ft) SEC. R310
- A flight of stairs shall not have a vertical rise greater than 147 in. between floor levels or landings SEC. R311.7.3
- All staircases need to meet the requirements set forth in SEC. R311
- Attic access required with minimum dimension of 22" by 30" SEC.R807.1
- Garage/Dwelling separation shall comply with Table R302.6
- Doors separating garage and dwelling must comply with R302.5.1. (equipped with a self-closing device)
- Driveway approach (es) shall meet City of Fort Worth standard drawings and separate permit from T&PW construction division required. Regardless of whether the approach and/or sidewalks will be new or not T&PW will still need to be contacted for a site inspection
- Window sills located greater than 72" above the outside grade must be a minimum 24" above the finished floor level or have an approved child safety lock that comply with ASTM-F2090. R312.2.1.
- Lots shall be graded to drain away from foundations at a min. 6" in the first 10'. (slope must be 1:20) SEC R401.3
- Termite control: foundations must be exposed a minimum 6" for siding and 4" for brick veneer with brick ledge
- Doors between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device per R302.5
- 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.
- Roofs and Ceiling Construction shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 8. Roof and ceiling construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements. All roof coverings shall be a minimum of Class C.
- 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.
- Foundation 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

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ELECTRICAL - SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2023 NEC INCLUDING BUT NOT LIMITED TO:

- Receptacles serving kitchen islands and peninsulas can not be mounted below the countertop work surface. Receptacles serving island and peninsulas countertops is optional, however if installed must be installed accordance to the rules in Section 210.52(C)(3)
- Emergency disconnects required per 2023 NEC Article 230.85
- Surge protection devices (SPD) required for all services supplying dwellings units per 2023 NEC Article 230.67. Minimum Type 1 or Type2
- Requires GFCI protection to include all kitchen 120 volt & 240 volt receptacles and service receptacles in the attic NEC 210.8(E)
- Requires GFCI protection including all appliances such as ranges, wall ovens, counter mounted cooktops and microwave ovens whether hardwired or cord and plug connected NEC 210.8(D)
- Requires GFCI protection to all receptacles in the laundry rooms including 240 volt dryer receptacles NEC 210.8
- Requires GFCI protection for all exterior outlets for 125 volt through 250 volt excluding AC condensers and hardwired lighting NEC 210.8(F)
- All receptacles installed in bathrooms, garages, outdoors, crawl spaces, basements, kitchen countertops, within 6' of a sink, within 6' of a bathtub or shower stall, laundry areas and indoor damp and wet locations. Exterior receptacles to be GFCI & weather protected 2023 NEC, Article 210.8 (A)
- Carbon monoxide detector locations required per SEC R315.3
- Smoke detector locations required per SEC.R314.3. Smoke detectors required hard-wired w/battery backup per SEC.R314.6
- Hydro massage bathtub, spa and hot tub locations must be GFCI protected 2023 NEC, Article 680.43(A)
- Service outlets required within 25 feet of mechanical equipment in the attic per 2023 NEC, Article 210.63
- Electrical panels labeled and marked for use per 2023 NEC, Article 408.58
- Branch circuits to AC condensing units shall be minimum of 10 AWG copper conductors. 2023 NEC, Article 440.6 see FWEC Ordinance No. 18358-11-2008
- Receptacles shall be properly spaced per 2023 NEC Article 201.50
- Tamper resistance rec. req. per 2023 NEC 406.12
- At least one receptacle outlet shall be installed in each vehicle bay and not more than 5.5' above floor per 2023 NEC 210.52 (G)(1)

MECHANICAL: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021 IMC

INCLUDING BUT NOT LIMITED TO:

- Attics containing appliances require one of three access entrances 1) permanent stair, 2)300 lb pull-down stair, 3) access door from an upper floor level. SEC M1305.1.3 amendments.
- Mechanical equipment in garage area must be 18" above finished floor. SEC.2408.2
- A level service space not less than 30" deep by 30" wide shall be placed on the service side of the mechanical units placed in attics. SEC.M1305.1
- A 125-volt receptacle shall be located within 25' of mechanical equipment in the attic for service and maintenance. SEC.E3901.12

PLUMBING: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021

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IPC INCLUDING BUT NOT LIMITED TO

- Water heaters in garage required 18" above finish floor. SEC.G2408.2 (305.2)
- Water heater not allowed in attic-single family, duplex or multi-family. SEC. M1305.1.3 (EXCEPTION: Tankless water heaters)
- Vacuum breaker required on all hose bibs. SEC.P2903.8.5
- When water pressure exceeds 80 psi, pressure reducing valve is required. SEC.P2903.3.1

-Full-open shut-off valves to be installed at the home and a second water shut-off valve near the water meter per 2021 IPC 606.1

ENERGY: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2015 IECC INCLUDING BUT NOT LIMITED TO:

- Energy shall comply with the compliance path as the proposed energy report submitted for the building permit
- A fresh air intake system shall be installed on homes equipped with gas furnaces and the fresh air intake system shall be filtered before air is entered the home through the supply duct plenum
- High efficiency furnaces (min 90%) shall be installed in sealed foamed attics and with the combustible air taken from the exterior of the home

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