



Residential New Building Permit Plan Review Comments

Application: PB25-11767

Date Submitted: 08/19/2025

Status: Issued

Date Issued: 12/10/2025

Address: 3118 GREENE AVE, BLDG#

Parcel: 180442

Zoning: BU-RA-3

Subdivision: FOREST PARK ADDITION-FT WORTH

Lot/Block: 12/5

Description of Work: 3 Story duplex

ADA TDLR:

Energy Code Compliant:

Applicant: J. Kenerly

Owner: C J CASEY & NAZELLE REV LIV TR

5601 Bridge St. 300

708 ARCH ADAMS LN

Fort Worth,, TX 76112

FORT WORTH,, TX 76107

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	4426	22	Living Space
U	VB	434	2	Balcony/Front Porch/Patio Cover

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:

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.



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Parkway

Reviewer: Jeffrey Wolff

Email: Jeffrey.Wolff@fortworthtexas.gov

Phone:

1. Need to provide engineered paving plans for alley access to rear parking area to be reviewed by city engineer.
2. Will need engineered paving plans for alley way to access rear parking. Alley can connect to existing paving to the north. Please see Alley Criteria sheet uploaded in documents setion.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/26/2025	Phillip Martinez
Water Development Review	Approved	12/09/2025	Maria Lopez
Transportation Impact Review	Not Required	08/27/2025	Lamonica Smith
Urban Forestry Review	Not Required	12/04/2025	Inkah Reviere
Zoning Review	Approved	12/04/2025	Inkah Reviere
PARD Review	Approved	08/27/2025	Germaine Joseph
Building Plan Review	Approved	12/09/2025	Gustavo Ramirez
Issue Permit	Issued	12/10/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	09/04/2025	Marilyn Hernandez Ayala
Plumbing Plan Review	Approved	09/04/2025	Marilyn Hernandez Ayala
Electrical Plan Review	Approved	09/04/2025	Marilyn Hernandez Ayala
Plan Distribution	Routed for Electronic Review	12/05/2025	Gustavo Ramirez
Plans Coordination	Approved	12/10/2025	Gustavo Ramirez
Parkway Review	Approved	12/09/2025	Jeffrey Wolff

General Comments and Additional Permit Information:

Reviewer: Marilyn Hernandez Ayala

Email: Marilyn.HernandezAyala@fortworthtexas.gov

Phone: 817-392-2827

1 RESIDENTIAL REVIEW NOTES - 2021 IRC

City Plans Examiner: Marilyn A. Hernández-Ayala

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Phone #: (817) 392-2857
Email: Marilyn.HernandezAyala@fortworthtexas.gov
Date 9/4/2025
IRC 2021 / CFW ORD. # 25383

Address: 3118 GREENE AVE
Permit #: PB25-11767

Construction type: VB
Project Area: 6,250
Occupancy & Use: R-3: 4,426 U: 434 both Units

Scope of Work: 3 story Duplex
IECC 2015 Energy compliance method Energy Systems Laboratory, a division of the Texas A&M Engineering Experiment Station using IC3 version 4.7.2 – Projected rating 1% above code

Professional engineer certified foundation plans: BILL GRAHAM, PE # 67899
Professional engineer certified structural plans: BILL GRAHAM, PE # 67899
Professional engineer certified braced wall plans: BILL GRAHAM, PE # 67899

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

NOTE: EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 5 FEET (FROM PROPERTY LINE) SHALL HAVE NOT LESS THAN A ONE-HOUR FIRE-RESISTIVE RATING WITH EXPOSURE FROM BOTH SIDES (2021 IRC TABLE R302.1). AFFECTED INTERIOR AND EXTERIOR WALLS REQUIRE 5/8" TYPE X SHEETROCK ON INSIDE AND OUTSIDE UNDER SIDING.

A sidewalk is required for all frontages facing a street
<http://fortworthtexas.gov/planninganddevelopment/permits/streets/>

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DRIVEWAY APPROACH(ES) SHALL MEET CITY OF FORT WORTH STANDARD DRAWING AND SEPARATE PERMIT FROM T&PW CONSTRUCTION DIVISION

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

5. 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 underside of the roof sheathing. Exceptions:

- 1.A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904.
- 2.Wall assemblies need not extend through attic spaces where the ceiling is protected by not less than 5/8-inch (15.9 mm) 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 1/2-inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction. Where floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

6. R302.4 Dwelling unit rated penetrations.

Penetrations of wall or floor-ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

7. 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,

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and between a top story and the roof space.

8. R303 Light, Ventilation and Heating. 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

9. REQUIRED HEATING – R303.10 CFW Amendment – must maintain a minimum room temperature of 68°F in all habitable rooms

10. 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. Ventilation rates must be either 50 cubic feet per minute intermittent or 20 cubic feet per minute continuous. Ventilation air must be exhausted directly to the outside. 2021 IRC R303.3

11. STAIRWAY ILLUMINATION – R303.7. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway.

R303.7 – INTERIOR STAIRWAYS - a wall switch is required at each floor level where stairway has 6 or more risers

R303.8 - EXTERIOR STAIRWAYS shall be provided with an artificial light source in the immediate vicinity of the top landing.

12. REQUIRED GLAZED OPENINGS – R303.9 Shall open directly onto a street or public alley, or a yard or court located on the same lot as the building.

13. SEWAGE DISPOSAL – R306.3 – All plumbing fixtures shall be connected to a sanitary sewer or an approved sewage disposal system.

14. WATER SUPPLY – R306.4 – All plumbing fixtures shall be connected to an approved water supply.

15. 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.

16. 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,

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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.

17. 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.

18. MEANS OF EGRESS – R311

R311.1 Exterior stairways and ramps shall have a minimum of 3 feet fire separation distance as defined in this code, measured from the outside edge of the stair or ramp.

R311.2 – Required exit door shall be side hinged and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78 inches.

R311.5.1 – Exterior egress balconies and stairways shall be positively anchored to the primary structure

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

R311.4.1 – Each dwelling unit shall have not less than one exit door

Door hardware – Door handles, pulls, latches, locks and other operating devices shall be installed a minimum of 34" and a maximum of 48" above the finished floor.

19. STAIRWAYS – R311.7

R311.7.1 – Stairways shall have a clear width of 36" above the handrail. Handrails may project not more than 4 ½ inches on either side of the stairway.

R311.7.4.1 – Maximum riser height is 7 ¾"

R311.7.4.2 – Minimum tread depth is 10"

R311.7.7 – Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers

R311.7.7.1 – Handrail height shall be 34" minimum and 38" maximum

20. GUARDS – PORCHES and BALCONIES – R312 Guards on porches and balconies shall be a minimum height of 36". Intermediate rails or ornamental closures shall not allow passage of a 4" sphere between them.

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21. Smoke alarms: 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 as per section R314.1 of the 2021 IRC.

22. 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.

23. FOUNDATIONS: Chapter 4 - Foundations shall comply with all specifications of the Fort Worth Residential Code, and IRC 2021 Chapter 4. Foundation construction shall be capable of accommodating all loads according to IRC 2021 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.

24. R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

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

26. WALLS: 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.

27. FLAT LINTELS – shall be installed in accordance with CFW lintel tables.

28. BRICK SUPPORTED BY ROOF – R703.7.2.2 – Construction notes shall apply

29. ROOF and CEILING CONSTRUCTION – 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.

30. GYPSUM BOARD and 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.

31. 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.

32. M1502.4.5.1 SPECIFIED LENGTH – The maximum length of a clothes dryer exhaust

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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.

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).

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.

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

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

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

33. **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

34. **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.

35. **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.

36. **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.+

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

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

39. Manufactured fire places must be installed in accordance with manufacturers listing. Factory built fireplaces shall be tested in accordance with UL127.

40. Chimneys shall extend at least 2 feet higher than any portion of a building within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof.

41. Hearth extension shall be installed in accordance with the listing of the fireplace.

42. SUBJECT TO SITE INSPECTORS APPROVALS