



Residential New Building Permit Plan Review Comments

Application: PB25-13373

Date Submitted: 09/23/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 10504 RUFFIN DR

Parcel: 1618323

Zoning: A-5

Subdivision:

Lot/Block: 13/MM

Description of Work: new construction single family home

ADA TDLR:

Energy Code Compliant:

Applicant:

Owner:

3001 Holloran St

Fort Worth, TX 76107

,

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1999	10	Living
U	VB	625	3	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: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

1. 10/1/2025--Stair Detail--Per Section R311 of the 2021 International Residential Code I need to see the Rise and Run of the stair treads, Handrail Height and Projection, and Grip Size. Please provide the Stair Detail on the plans and submit this plan along with the entire plan-set as a revision.

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

Water

Reviewer: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

1. 10.01.25 - CORRECTIONS REQUIRED - Need customer billing information:

1. Customer Name (for the account)
2. Customer's Mailing Address
3. Customer's Tax ID Number
4. Contact Name (if different from customer name)
5. Customer's Phone number
6. Customer's Email address

Please provide customer billing information.

WaterApps@FortWorthTexas.Gov and be sure to add the permit number and address in the subject title.

2. 10.01.25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due.
ONCE SERVICE REPORT HAS BEEN APPROVED. 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: Cynthia1 Flores-Frausto1
Email: Cynthia.Flores-Frausto@fortworthtexas.gov
Phone:

1. This address is awaiting client reply under permit PB25-13281. Please verify address and plans and/or contact customer to update address or withdraw the permit.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/24/2025	Janice Arnett
Water Development Review	Corrections Required	10/01/2025	Elizabeth Armendariz
Transportation Impact Review	Approved	09/26/2025	Lamonica Smith
Urban Forestry Review	Not Required	10/02/2025	Cynthia1 Flores-Frausto1
Zoning Review	Corrections Required	10/02/2025	Cynthia1 Flores-Frausto1
PARD Review	Not Required	09/25/2025	Germaine Joseph
Building Plan Review	Corrections Required	10/01/2025	Scott Edwardson
Mechanical Plan Review	Approved	10/01/2025	Scott Edwardson

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Residential New Building Permit Plan Review Comments

Plumbing Plan Review	Approved	10/01/2025	Scott Edwardson
Electrical Plan Review	Approved	10/01/2025	Scott Edwardson
Plan Distribution			
Plans Coordination	Corrections Required	10/02/2025	Scott Edwardson

General Comments and Additional Permit Information:

Reviewer: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

2 ***** Residential Code Review Comments *****

City Plans Examiner: Scott Edwardson

Phone # (817) 392-6288

Scott.Edwardson@fortworthtexas.gov

Date 09/30/2025

Development Services

Residential Review Notes

IRC 2021PB25-08578

Permit: PB25-13373

Address: 10504 Ruffin Dr.

Legal Desc: Trails of Fossil Creek Block MM Lot 13

Contact: Kasie Johnson

Project Area: 1263

Occupancy & Use: R-3 – 1999; U – 625

Zoning A-5

Lot Size: 5120

Lot Coverage: 25%

Scope of Work: New SFR

Professional engineer

Certified foundation plans Russel J. Whitworth P.E. 82117

Professional engineer who certified structural plans: N/R

Braced wall plans: Russel J. Whitworth P.E. 82117

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

Planning Development Department



Residential New Building Permit Plan Review Comments

R-13+5h or R-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.
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.

Planning Development Department



Residential New Building Permit Plan Review Comments

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.

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.

Reviewer: Elizabeth Armendariz
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

1 WATER APPLICATIONS

*** IMPORTANT*** PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS ***

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

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

3 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

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