



## Residential New Building Permit Plan Review Comments

**Application:** PB25-12204

**Date Submitted:** 08/28/2025

**Status:** Issued

**Date Issued:** 09/11/2025

**Address:** 816 GLEN GARDEN DR

**Parcel:** 173784

**Zoning:** A-5

**Subdivision:** RYAN SOUTHEAST ADDITION

**Lot/Block:** 13/56

**Description of Work:** NEW CONSTRUCTION SFR/ 3RD PTY PLAN REVIEW AND INSPECTIONS - ROSS INSPECTION SERVICES

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Diana Carter

**Owner:** BARKSDALE, MAURICE LEE

10401 Prairie Heights Ct

2400 TABLE ROCK CT

Fort Worth, TX 76108

ARLINGTON,, TX 76006

6823092189

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1804		
U	VB	215		

**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:**

**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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### Water

**Reviewer:** Shundalyn Evans

**Email:**

**Phone:**

1. 09/09/25 --CORRECTIONS REQUIRED-- Need customer billing information:  
Provide information to WaterApps@FortWorthtexas.Gov and be sure to put the permit number in the subject title.
  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

### Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/29/2025	Taryn Wilson
Water Development Review	Corrections Required	09/10/2025	Michelle Canright
Historical Review	Approved	09/08/2025	Dexter Davis
NEZ Certification Review	Opt-Out	09/05/2025	Taryn Wilson
Transportation Impact Review	Not Required	09/06/2025	Lamonica Smith
Urban Forestry Review	Approved	09/08/2025	Dexter Davis
Zoning Review	Approved	09/08/2025	Dexter Davis
PARD Review	Approved	09/02/2025	Germaine Joseph
Building Plan Review	Approved	09/03/2025	Minden Ritz
Issue Permit	Issued	09/11/2025	Rae'Miah James
Inspections			
Mechanical Plan Review	Approved	09/03/2025	Minden Ritz
Plumbing Plan Review	Approved	09/03/2025	Minden Ritz
Electrical Plan Review	Approved	09/03/2025	Minden Ritz
Plans Coordination	Approved	09/11/2025	Dexter Davis
NEZ Design Guidelines Review	Not Required	09/08/2025	Dexter Davis

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### General Comments and Additional Permit Information:

**Reviewer: Minden Ritz**  
**Email: [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)**  
**Phone:**

1 \*\*\*\*\* Residential Code Review Comments \*\*\*\*\*

City Plans Examiner: Minden Ritz  
Phone # (817) 392- 2322  
[@fortworthtexas.gov](mailto:@fortworthtexas.gov)  
Date 09/03/2025  
Development Services  
Residential Review Notes  
IRC 2021 / CFW ORD. # 25383

Permit #: PB25-12204  
Address: 816 Glen Garden Dr

Construction type: VB  
Project Area: 2019  
Occupancy & Use: R-3 – 1804 U - 215

Scope of Work: New Single Family Residential

Professional engineer certified foundation plans: Mohamed M. Nofal PE#99709  
Professional engineer who certified structural plans: Mohamed M. Nofal PE#99709  
Braced wall plans: Mohamed M. Nofal PE#99709

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

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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 operable. 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

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### 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.

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

20. 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.

### 21. 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

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by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit.

22. 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.+

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

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

**Reviewer: Christina Parra**  
**Email: [inspections@rossdfw.com](mailto:inspections@rossdfw.com)**  
**Phone: 817-716-9532**

### 2 BUILDING - SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021 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
- ½" 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.

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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

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

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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 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

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