



Residential New Building Permit Plan Review Comments

Application: PB25-15983

Date Submitted: 11/14/2025

Status: Plan Review

Date Issued:

Address: 1201 PARSONS LN

Parcel: 42404

Zoning: A-5

Subdivision: SABINE PLACE #6 ADDITION

Lot/Block: 12/45

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

ADA TDLR:

Energy Code Compliant:

Applicant: Diana Carter

Owner: MUNOZ, MARIA

10401 Prairie Heights Ct

3905 NECHES ST

Fort Worth, TX 76108

FORT WORTH,, TX 76106

6823092189

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1808		
U	VB	640		

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:

Flood Plain

Reviewer: Robin Stevens

Email: Robin.Stevens@fortworthtexas.gov

Phone:

1. HOLD: An issued Floodplain Development Permit is required. The Floodplain Permit can be applied for in Accela. Contact sds@fortworthtexas.gov for more information.

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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. Starting Oct 1, 2025, customers who choose to pay by Credit Card or Debit Card will incur a service fee of 2.5%. There is no service fee to pay by check, ACH, cash, or money order.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	11/17/2025	Joseph Sigmon
Water Development Review	Approved	11/25/2025	Ibeth Heatley
Historical Review	Not Required	11/18/2025	Inkah Reviere
NEZ Certification Review	Opt-Out	11/17/2025	Joseph Sigmon
Transportation Impact Review	Approved	11/24/2025	Lamonica Smith
Design District Review	Not Required	11/18/2025	Inkah Reviere
Urban Forestry Review	Corrections Required	11/19/2025	Gustavo Ramirez
Zoning Review	Corrections Required	11/19/2025	Gustavo Ramirez
PARD Review	Approved	11/21/2025	Germaine Joseph
Building Plan Review	Corrections Required	11/19/2025	Gustavo Ramirez
DDRB Review	Not Required	11/18/2025	Inkah Reviere
Noise Contour Review	Not Required	12/01/2025	Gustavo Ramirez
Gas Well Review	Approved	11/18/2025	Marilyn Hernandez Ayala
Lake Worth Lease Approval	Not Required	11/19/2025	Ethan Keith
Mechanical Plan Review	Approved	11/17/2025	Joseph Sigmon
Plumbing Plan Review	Approved	11/17/2025	Joseph Sigmon

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Electrical Plan Review	Approved	11/17/2025	Joseph Sigmon
TPW Floodplain Review	Corrections Required	11/19/2025	Robin Stevens
Plan Distribution	Correction Submitted	12/11/2025	Admin Admin
Plans Coordination	Corrections Required	12/01/2025	Gustavo Ramirez
Parkway Review	Approved	11/18/2025	Joseph Manry
TPW Engineering Review	Not Required	11/21/2025	Jeremy Beekman
TPW CFRA Review	Not Required	11/19/2025	Robin Stevens

General Comments and Additional Permit Information:

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

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

2025 rate with 50% adequate facilities discount.

Reviewer: Christina Parra
Email: inspections@rossdfw.com
Phone: 817-716-9532

2 BUILDING: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021 IRC

- 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
- 1/2" gypsum board required for storage under stairs. SEC. R302.7
- Bedroom fire egress window/ door 5.7 SQFT minimum openable space (grade floor openings 5SQFT) 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.

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- Chimney veneer shall extend completely to the foundation. It may not be wood but supported per SEC.R1001.
- Window sills located greater than 72" above the outside grade must be a minimum 24" above the finished floor level. 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 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device per R302.5

ELECTRICAL:

- Emergency disconnects required per 2020 NEC Article 230.85
- Surge protection devices required for all services supplying dwellings units per 2020 NEC Article 230.67.
- Requires GFCI protection to include the 240 volt receptacles for ranges that are within 6' from the edge of sinks and for 240 volt receptacles located in laundry rooms for the dryers per 2020 NEC 210.8 (A) - Requires GFCI protection for all exterior outlets for 125 volt through 250 volt. This will now include the AC condensers or heat pumps - and will include these units when hard wired per 2020 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 outlets to be GFCI & weather protected 2020 NEC, Article 210.8 (A)

cont. on following page - Island, Peninsular, and Work Surface Receptacle Requirements

- At least one receptacle outlet shall be provided for the first 9 ft² (or fraction thereof) of the countertop or work surface. And then another receptacle outlet shall be provided for every additional 18 ft² (or fraction thereof) of countertop or work surface thereafter. At least one of those receptacles shall be located within 2 ft of the outer end of the peninsular countertop or work surface per 2020 NEC 210.52(C)(2)(a) &(b)
- 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 2020 NEC, Article 680.43 (A).
- Service outlets required within 25 feet of mechanical equipment in the attic per 2020 NEC, Article 210.63.
- Electrical panels labeled and marked for use per 2020 NEC, Article 408.58.
- Branch circuits to AC condensing units shall be minimum of 10 AWG copper conductors. 2020 NEC, Article 440.6 see FWEC Ordinance No. 18358-11-2008.
- Receptacles shall be properly spaced per 2020 NEC Article 201.50.
- Tamper resistance rec. req. per 2020 NEC 406.12.
- At least one receptacle outlet shall be installed in each vehicle bay and not more than 5.5'

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above floor per 2020 NEC 210.52 (G)(1).

MECHANICAL: 2021 IMC

-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: 2021 IPC

-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 2015 IPC 606.1