



Residential New Building Permit Plan Review Comments

Application: PB25-11247

Date Submitted: 08/06/2025

Status: Issued

Date Issued: 09/19/2025

Address: 3117 FARMSTEAD LN

Parcel: 1513836

Zoning: CR

Subdivision:

Lot/Block: 18/29

Description of Work: Single family home new construction

ADA TDLR:

Energy Code Compliant:

Applicant: Chris Sobecki

Owner: ORCHARD FARMS VENTURES LLC

8281 E Gelding Drive

405 GOLFWAY DR W

Scottsdale, AZ 85260

ST AUGUSTINE,, FL 32095

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1451	7	Living Space
U	VB	340	2	Garage/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:

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/07/2025	Deshia Hawkins
Water Development Review	Approved	09/17/2025	Maria Lopez
Transportation Impact Review	Approved	08/13/2025	Lamonica Smith
Urban Forestry Review	Approved	08/08/2025	Rosalee Rivera
Zoning Review	Approved	08/08/2025	Rosalee Rivera
PARD Review	Not Required	08/08/2025	Germaine Joseph
Building Plan Review	Approved	08/18/2025	Marilyn Hernandez Ayala

Planning Development Department



Residential New Building Permit Plan Review Comments

Issue Permit	Issued	09/19/2025	Latrica Jelks
Inspections			
Mechanical Plan Review	Approved	08/18/2025	Marilyn Hernandez Ayala
Plumbing Plan Review	Approved	08/18/2025	Marilyn Hernandez Ayala
Electrical Plan Review	Approved	08/18/2025	Marilyn Hernandez Ayala
Plan Distribution	Routed for Electronic Review	09/17/2025	Maria Lopez
Plans Coordination	Approved	09/18/2025	Marilyn Hernandez Ayala
Parkway Review	Approved	08/18/2025	Jefferson Owens

General Comments and Additional Permit Information:

Reviewer: Marilyn Hernandez Ayala
Email: Marilyn.HernandezAyala@fortworthtexas.gov
Phone: 817-392-2827

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

City Plans Examiner: Marilyn A. Hernández-Ayala
Phone #: (817) 392-2857
Email: Marilyn.HernandezAyala@fortworthtexas.gov
Development Services Department
Residential Review Notes
IRC 2021 / CFW ORD. # 25383

Address: 3117 FARMSTEAD LN
Permit #: PB25-11247
Construction type: VB
Project Area: 3,360
Occupancy & Use: R-3: 1,451; U: 340

Scope of Work: Single Family Residence
2015 IECC Compliance – IECC 2015 Performance compliance results calculated using UA trade-off energy and code compliance algorithm – Design exceeds requirements for IECC 2015 performance compliance by 58

Professional engineer certified foundation plans: Miles C. Allard, PE# 134545
Professional engineer certified structural plans: Miles C. Allard, PE# 134545
Professional engineer certified braced wall plans: Miles C. Allard, PE# 134545

WINDOWS
Max U-factor is 0.35
Max SHGC is 0.25

Planning Development Department



Residential New Building Permit Plan Review Comments

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 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. Foundation: 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.
6. Floors: 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.
7. Walls: 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.
8. 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. Replacement shingles or shakes shall be a minimum of Class C.

Planning Development Department



Residential New Building Permit Plan Review Comments

9. Attic Space – Construction of a sloped or flat roof over an existing roof in a manner that created an attic or concealed space shall require the removal of any existing roofing material composed of tar, asphalt or roof insulation from the newly created attic space. R-38 insulation required.

10. Gypsum Board & 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 16 inch on center framing and from 1/2 inch to 5/8 inch for 24 inch on center framing.

11. Exterior siding 2021 IRC R703.1 – Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water resistive barrier behind the exterior veneer as required by section R703.2

12. Interior wall covering shall comply with IRC 2021 R702.3

13. Insulation shall comply with IRC 2021 R316 and IECC 2015 R402.1.

14. Smoke detectors: Smoke detectors are required to be installed when one or more sleeping rooms are added or \$1000.00 of repairs and improvements are made. Smoke detectors are to be hard wired and interconnected.

15. 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.

16. 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.

17. 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

18. 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,

Planning Development Department



Residential New Building Permit Plan Review Comments

and between a top story and the roof space.

19. Table R302.1(1) Roof eave projections require Fire-resistance rating of 1 hour on the underside.

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plate to the underside of the roof sheathing.

b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent opening are not installed.

20. 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.

21. 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.

22. 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.

EXCEPTION: The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation requirements are 50 cfm for intermittent ventilation and 20 cfm for continuous ventilation. Ventilation air shall be exhausted directly to the outside.

23. 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, 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.

24. 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"

Planning Development Department



Residential New Building Permit Plan Review Comments

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.

25. MEANS OF EGRESS – R311

R311.2 – Each dwelling unit shall have not less than one exit door

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

26. 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.

27. WATER HEATERS: M2005.2 – Fuel fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that combustion air will not be taken from the living space. Installation of direct-vent water heaters within an enclosure is not required.

28. IRC Section M1305.1.3, per 2021 IRC Local Amendments Ord. 22519-01-2017 - Water heaters shall not be installed in residential attics. Exception: Tankless water heaters.

29. 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.

30. 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.

31. 1 & 2 FAMILY ELECTRICAL

32. 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.

Planning Development Department



Residential New Building Permit Plan Review Comments

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. A sidewalk is required for all frontages facing a street

<http://fortworthtexas.gov/planninganddevelopment/permits/streets/> .

40. SUBJECT TO SITE INSPECTORS APPROVALS

Planning Development Department



Residential New Building Permit Plan Review Comments

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

2 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.

Reviewer: Rosalee Rivera
Email: Rosalee.Rivera@fortworthtexas.gov
Phone: 817-392-2222

4 Zoning Plan Review Performed On: 08/08/2025 By: Rosalee Rivera – 817-392-2429 – rosalee.rivera@fortworthtexas.gov

Permit #: PB25-11247
Physical Address: 3117 Farmstead Ln
Legal Description: ORCHARD VILLAGE – Block 29 – Lot 18
Plat: FP-18-109
Scope of project: Single Family Residence

HOLD NOTES: All items labeled “HOLD” must be addressed. Additional HOLDS may be placed upon review of revisions.

Planning Development Department



Residential New Building Permit Plan Review Comments

Zoning district: CR - Building to R1 District, One Family Detached Units

Overlays: N/A

Minimum Lot Size 3000 sf: Provided – 3360 sf.

Building Square Footage: Slab 1454 sf

Maximum Height 35: Provided – 23.2'

Lot Width: 30' minimum / Provided: 30'

Lot Coverage: 43%

**No front yard entry driveway or parking

Monotony: Unit Type 3B– Two story single family

Trees: Approved UFC18-0170

Setback restrictions: (The front yard setback in residential districts shall be the greatest of: The platted building line; The setback for the applicable zoning 'district; or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment)

Established Setbacks: new subdivision – N/A // Adjacent homes to be built at 10'

Front: 0 feet minimum – 25.50'

Side Yard: 3 feet minimum – 3' for both sides

Rear: 5 feet minimum – Provided: 20'

No. of bedrooms: 3

Parking spaces required: 2

Parking spaces provided: 2 – Rear entry garage

Planning Development Department



Residential New Building Permit Plan Review Comments

Additional Comments:

§ 4.708 ZERO LOT LINE/CLUSTER ("R1") DISTRICT

(a) Purpose and intent. It is the purpose of the zero lot line/cluster ("R1") district to provide a specific zone for the development of one-family and two-family dwelling units where such dwelling units are developed on smaller lot areas and zero yards, including such uses accessory thereto. It is also for the purpose of providing for the development of one-family homes on unique patterned lots clustered around a common access road or cul-de-sac.

(b) Uses. In the zero lot line/cluster ("R1") district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. The following housing types shall be permitted:

- (1) Detached zero lot line units;
- (2) Attached zero lot line units; and
- (3) Cluster housing units.

(c) Property development standards. The minimum dimension of lots and yards and the height of buildings in the zero lot line/cluster ("R1") district shall be as shown in the tables on the following pages. See division (d)(5) of this section.

(d) Other development standards. Development in the zero lot line/cluster ("R1") district may be subject to a variety of general development standards in Chapter 6, and the following provisions.

(1) Signs. On-premises signs subject to the following:

a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.

b. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.

(2) Parking. Two spaces per dwelling unit, located behind the front building line, except for limited local streets, where four spaces shall be required, located behind the front building line (see Section 403.D of the subdivision regulations). For nonresidential uses, see Chapter 6 Development Standards, Article 2 Off-Street Parking and Loading.

(3) Landscaping and buffers. Nonresidential uses may require landscaping or buffers. See Chapter 6, Article 3.

(4) Access through residential districts. See § 6.500 Access Through Residential Districts. (A driveway or walk on private property in a one- or two-family district shall not provide access for uses in the "CR" District through the "K" District.)

(5) Residential design standards. A site plan for residential development is required.

a. Zero lot line dwellings.

1. Platting required. All blocks using the zero yard concept shall be platted or replatted to provide a zero-foot setback and a ten-foot access easement per lot.

2. Pattern of yards. The first dwelling unit constructed on a lot within a block shall set the zero lot line pattern of yards for the remaining lots within the block.

3. Corner lot setback. Depending on the zero lot line pattern, the last corner lot may have a setback adjacent to the street a ten-foot setback on the interior side to maintain the pattern.

Planning Development Department



Residential New Building Permit Plan Review Comments

b. Cluster housing in the "R1" district.

1. General. Under this provision, clustering of residential units may be permitted where such units cluster around a common access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.

2. Plat required. Such properties shall be platted showing the following, if applicable:

- i. Public streets.
- ii. Private streets and private access.
- iii. Private open space and open space easements.
- iv. Utility easements.
- v. Public parks.
- vi. Pedestrian walkways and bicycle trails.
- vii. Lot, block and addition name.
- viii. The building setback lines for each lot. Setback lines may be shown on

each lot, described in margin comments or described by common detail. In the alternative, the setback lines may be described in a development plan submitted pursuant to division (d)(5)b.vi. below.

3. Open space.

i. The open space, exclusive of paved areas, parking spaces and patios, must be not less than 15 percent of the total lot area.

ii. Provisions, such as a homeowner's association, shall be instituted to provide maintenance for all common open space.

4. One building per lot. No more than one residential building may be located on any lot.

5. Building separation. A ten-foot setback shall be required between all buildings.

6. Development plan.

i. Unless setbacks are shown or described on the plat, a development plan must be submitted showing the proposed setbacks on each lot.

ii. Adjustments in the development plan that change the setbacks from one lot to another will not be accepted without a written release from all property owners involved in the adjustment. When amendments are accepted, the original development plan must be withdrawn in its entirety.

iii. A development plan shall be reviewed as a site plan under the requirements of § 6.506, unified residential development.

(6) Reconstruction of nonconforming accessory buildings. A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.

(7) Garage/carport. No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

Commentary:

Planning Development Department

- (1) Carports/porte cochères – allowed in side, rear and front yard in certain circumstances. (See § 5.301(d) Accessory Buildings on Residential Lots and § 6.101(a) Yards.)
- (2) Fences – two feet high in public open space easement, eight feet high behind front yard. (See § 5.305 Fences for fence requirements for fences allowed for residential dwellings.)
- (3) Facade – materials and appearance under § 6.507.

Sec. 22-176. Curb cuts and laid-down curb permit procedures.

The location of ingress and egress driveways shall be subject to approval of the city traffic engineer under curb cut or laid-down curb permit procedures. Driveways shall not exceed sixty-five (65) per cent of the property frontage. There shall be a minimum of twenty (20) feet of curb along the street between driveways where there is more than one driveway on property under unified ownership or control and used as one premise. The decision of the city traffic engineer may be appealed to the city council.

If your construction project includes alley access or paving in public right of way please email or call WPD@fortworthtexas.gov, 817-392-8428, so that the Water Department can determine if any public water or sewer mains will be paved over. Any identified public mains that the Water Department determines need to be replaced will be scheduled for rehab by the Water Dept. before paving activity can commence. This time line varies so it is critical that the assessment occurs as soon as possible to avoid delaying your project. Any paving over public water or sewer mains will require a review by the Water Department to identify conflicts or encroachments. Exhibits must be drawn to scale, show cross streets, lot boundaries, address and legal description, easements, dimensioning and profile.

Alley will need to be paved from the farthest property line to the nearest street or existing alley paving if it is to be used as access.

A parkway permit is required for all new construction projects for sidewalk(s), if not currently existing.

***** end ZONING PLANS EXAM COMMENTS*****

Planning Development Department