



Residential New Building Permit Plan Review Comments

Application: PB25-13281

Date Submitted: 09/22/2025

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:

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:

Mechanical

Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

1. 9/30/2025 – CORRECTIONS REQUIRED – Mechanical Plans

Mechanical plan provided is to another home with different floor plan. Per City of Fort Worth mechanical plans are needed for new residential homes. Mechanical plans should include unit location, duct/vent sizes, and all exhaust vents.

Please provide mechanical plans and upload an updated and complete set of plans. Future holds may still apply.

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Water

Reviewer: Elizabeth Armendariz

Email: WaterApps@FortWorthTexas.gov

Phone: 817-392-8250

1. 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.

2. 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 provided customer billing information.

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

Zoning

Reviewer: Cynthia1 Flores-Frausto1

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. 10/1/2025 – Correction Required – Lot Width at Build Line
When measuring the lot width at the front wall of the house, with the provided scale, it does not meet the minimum 50' lot width requirement per the A-5 zoning district in the ordinance. Please revise the site plan to show the house will be set within the property lines, meeting all yard setback and the lot width is 50' at the build line.
2. 10/1/2025 – Correction Required – Site plan
The site plan has labeled the street that this lot is off as Lead Creek. The plat and Accela have that this is on Ruffin Dr. Please revise the site plan to include the correct street this lot is off of.

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3. 10/1/2025 – Correction Required – Incomplete Monotony Checklist & Diagram

The monotony diagram provided did not include the lot across from the subject property to be able to verify that all elevations are differentiated from each other per the required lot pattern. Please provide the complete monotony diagram that has the subject property, adjacent lots, and the lot across the street at 208 Lead Creek with their elevations in the required lot pattern and the three elements listed. See the new construction submittal checklist at the link below for more information.

<https://www.fortworthtexas.gov/departments/development-services/permits/residential-building-permit>

Per ordinance 6.507 (a) Elevation. The intent of this subsection is to promote the health, safety, and general welfare of the City of Fort Worth and its citizens through the adoption and enforcement of one-family dwelling unit design standards that limit the effects of repetition and uniformity by requiring substantive variation and diversity in front elevations within a certain lot pattern. The elevations for one-family dwelling units within a six (6) lot pattern must be sufficiently differentiated from each other and from any one-family dwelling unit that is two (2) lots removed on either side of the subject property on the same side of the street, as generally depicted below and otherwise set forth herein.

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	Approved	10/01/2025	Cynthia1 Flores-Frausto1
Zoning Review	Corrections Required	10/01/2025	Cynthia1 Flores-Frausto1
PARD Review	Not Required	09/24/2025	Germaine Joseph
Building Plan Review	Approved	09/30/2025	Jesus Olmos
Mechanical Plan Review	Corrections Required	09/30/2025	Jesus Olmos
Plumbing Plan Review	Approved	09/30/2025	Jesus Olmos
Electrical Plan Review	Approved	09/30/2025	Jesus Olmos
Plan Distribution			
Plans Coordination	Corrections Required	10/01/2025	Jesus Olmos

General Comments and Additional Permit Information:

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Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

3 ***** Residential Code Review Comments *****

City Plans Examiner: Jesus Olmos Jr.

Phone # (817) 392-7858

Jesus.olmos@fortworthtexas.gov

Date 09/30/2025

Development Services

Residential Review Notes

IRC 2021 / CFW ORD. # 25383

Permit #: PB25-13281 – 10504 Ruffin Dr.

Construction type: VB

Project Area: lot size 5120sf

Occupancy & Use: R-3 – 1999; U - 625

Scope of Work: Two-Story Residence

Professional engineer certified foundation plans: Igor I. Teplitskiy #94973

Professional engineer who certified structural plans:

Braced wall plans: Igor I. Teplitskiy #94973

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 full applicable IRC section and/or CFW Amendment.

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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.

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: Cynthia1 Flores-Frausto1
Email: Cynthia.Flores-Frausto@fortworthtexas.gov
Phone:

2 Zoning Plan Review Performed on: 10/1/2025
By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.Flores-Frausto@fortworthtexas.gov

Permit #: PB25-13281
Physical Address: 10504 Ruffin Dr
Legal Description: Trails of Fossil Creek, Block MM, Lot 13

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Scope of project: New single-family residence

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

Zoning district: A-5- Type of layout: Single family

Building Square Footage: 1,263 SF

Height: 35' maximum – Provided: 22.96'

Lot Width: 50' minimum at building line = 49.38' Hold

Lot Coverage: 50% maximum – Provided 24.67%

Front yard driveway coverage: 50% maximum - Provided 33.28%

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)

Front: 20' – Provided: 36.5'

Interior Side Yard: 5' – Provided: L) 8.96' R) 5'

Rear: 5' – Provided: 14.63'

Monotony: Incomplete- Hold

Infill Trees: 2

No attached garage facing a public or private street may project greater than eight (8) feet in front of the front wall of the house in all Single-Family Districts.

No. of bedrooms: 4

Parking spaces required: 3

Parking spaces provided: 3

Section 4.705.D.2 Single Family Home: Two (2) spaces located behind the front building wall for dwelling units with three (3) or fewer bedrooms, plus one (1) space located behind the front building wall or in the driveway for each bedroom above three (3). Required parking spaces must be hard surface and dust free (asphalt or concrete). All maneuvering space must be located off of the public right of way.

Additional Comments:

SINGLE FAMILY HOME: DWELLING UNIT: A building, or any portion thereof, containing a complete set of independent living facilities for occupancy and use by one family, including permanent provisions for living, sleeping, eating, sanitation and cooking within a kitchen for the exclusive use of the occupants whose intent is to inhabit the dwelling unit. 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)

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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.

(Code 1964, § 26-102.3; Ord. No. 8288, § 1, 3-10-81)

COOKING EQUIPMENT: A stove, range or other such appliances, which requires a 220V or gas connection that is used, designed, or intended to be used for the cook and preparing of food.

Any detached single family residential dwelling constructed after the effective date of this ordinance April 26, 2007 shall be required to conform to the following architectural and tree planting requirements:

The same elevation shall not be permitted within a six lot pattern, on an adjacent lot or on a lot directly across the street as depicted in the diagram below.

No attached garage facing a public or private street may project greater than eight (8) feet in front of the front wall of the house in all Single-Family Districts.

An infill house shall be required to have a minimum 3" caliper front yard tree of choice, and one minimum 3" caliper street parkway tree as approved by the City Forester. In all instances, a minimum of 40% canopy cover per lot must be achieved in accordance with Section 6.302.D.

"A permit will not be issued until the Urban Forestry installation." Please contact the Urban Forestry Compliance staff to get the requirements to submit a UFC plan for review or to provide the UFC number for the Urban Forestry release of the building permit. These may be submitted to <http://fortworthtexas.gov/planninganddevelopment/urbanforestry/>

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.

Reviewer: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

4 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

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