



Residential New Building Permit Plan Review Comments

Application: PB25-13246

Date Submitted: 09/20/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 7312 KUBAN BLVD

Parcel: 80147

Zoning: A-43

Subdivision: DRAUGHON HEIGHTS ADDITION

Lot/Block: 15B/1

Description of Work: New Construction

ADA TDLR:

Energy Code Compliant:

Applicant: Darrin Phillip Benning

Owner: TATUM, MARY ESTATE

2514 Murphy Dr

7312 KUBAN BLVD

Bedford, TX 76021

FORT WORTH,, TX 76120

8178981363

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1140	6	Living
U	VB	312.5	2	Garage

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:

Customer Service

Reviewer: Janice Arnett

Email: Janice.Arnett@fortworthtexas.gov

Phone:

1. 09/22/2025

MISSING DRAINAGE LOT GUIDE, MONOTONY DIAGRAM AND LEGALLY RECORDED PLAT

Planning Development Department



Residential New Building Permit Plan Review Comments

Water

Reviewer: Maria Lopez
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

1. 11/04/25 - CORRECTIONS REQUIRED - Provide Utility Site plan on how water and sewer services will be connected for new addition.

No Sewer on this lot.

How is customer receiving Sewer Services.

Additional holds may apply.

2. 12/01/25 - CORRECTIONS REQUIRED - Contact DSWS@fortworthtexas.gov to apply for Variance for Septic.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/30/2025	Janice Arnett
Water Development Review	Corrections Required	12/01/2025	Maria Lopez
Transportation Impact Review	Approved	10/07/2025	Lamonica Smith
Urban Forestry Review	Not Required	10/02/2025	Scott Edwardson
Zoning Review	Approved	10/30/2025	Scott Edwardson
PARD Review	Not Required	10/01/2025	Germaine Joseph
Building Plan Review	Approved Revision	11/24/2025	Scott Edwardson
Mechanical Plan Review	Approved Revision	10/30/2025	Scott Edwardson
Plumbing Plan Review	Approved	10/30/2025	Scott Edwardson
Electrical Plan Review	Approved	10/30/2025	Scott Edwardson
Plan Distribution	Routed for Electronic Review	11/24/2025	Scott Edwardson
Plans Coordination	Corrections Required	12/02/2025	Scott Edwardson

General Comments and Additional Permit Information:

Reviewer: Scott Edwardson
Email: Scott.Edwardson@fortworthtexas.gov
Phone: (817) 392-6288

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

Planning Development Department



Residential New Building Permit Plan Review Comments

2 City Plans Examiner: Scott Edwardson

Phone # (817) 392-6288

Scott.Edwardson@fortworthtexas.gov

Date 10/02/2025

Development Services

Residential Review Notes

IRC 2021PB25-08578

Permit: PB25-13246

Address: 7312 Kuban Blvd.

Legal Desc: Draughon Heights Addition Block 1 Lot 15B

Contact: Darrin Benning

Project Area: 1485.5

Occupancy & Use: R-3 – 1140; U – 312.5

Zoning A-43

Lot Size: 43,124

Lot Coverage: 07.62%

Scope of Work: New ADU

Professional engineer

Certified foundation plans Thomas R. Sadler P.E. 45440

Professional engineer who certified structural plans: Thomas R. Sadler P.E. 45440

Braced wall plans: Thomas R. Sadler P.E. 45440

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 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.

Planning Development Department



Residential New Building Permit Plan Review Comments

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.

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.

Planning Development Department

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

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

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

2025 rate with no adequate facilities discount.