



Residential New Building Permit Plan Review Comments

Application: PB25-12194

Date Submitted: 08/28/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 5812 EASTLAND ST

Parcel: 178694

Zoning: UR

Subdivision: SANDY ACRES ADDITION (FT W)

Lot/Block: 8A/AR

Description of Work: new duplex

ADA TDLR:

Energy Code Compliant:

Applicant:

Owner: ABERNATHY, C N

3820 GRAND MEADOW BLVD
MANSFIELD, TX 76063

1409 BANDERA DR
ARLINGTON,, TX 76018

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1554	8	Living
U	VB	128	1	Porch/Patio
R-3	VB	1554	8	Living
U	VB	128	1	Porch/Patio

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:

Customer Service

Reviewer: Janice Arnett

Email: Janice.Arnett@fortworthtexas.gov

Phone:

1. 09/24/2025

MISSING MONOTONY CHECKLIST

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Parkway

Reviewer: Jefferson Owens

Email: Jefferson.Owens@fortworthtexas.gov

Phone:

1. Need to show 15" culvert pipe using RCP or HDPE pipe. Show 3-1 sloped safe end treatments.

Zoning

Reviewer: Cynthia1 Flores-Frausto1

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. 11/21/2025- Continued hold.
11/17/2025- Continued hold, executed CFA from SSIP not provided.
11/7/2025- Continued hold, executed CFA from SSIP not provided.
10/14/2025- Continued hold, executed CFA from SSIP not provided.
10/8/2025 – Correction Required – Pedestrian-Scaled Lighting
Please provide the executed CFA. per Ord. 4.713 (f)(4) for the required pedestrian lights. For more information, please contact SSIP via email.
SmallScaleInfrastructureProjects@fortworthtexas.gov

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	Approved	11/21/2025	Maria Lopez
NEZ Certification Review	Opt-Out	09/30/2025	Janice Arnett
Transportation Impact Review	Not Required	10/06/2025	Lamonica Smith
Urban Forestry Review	Approved	10/08/2025	Cynthia1 Flores-Frausto1
Zoning Review	Corrections Required	11/21/2025	Cynthia Flores-Frausto
PARD Review	Not Required	10/01/2025	Germaine Joseph
Building Plan Review	Approved	10/01/2025	Scott Edwardson
Mechanical Plan Review	Approved	10/01/2025	Scott Edwardson
Plumbing Plan Review	Approved Revision	10/09/2025	Scott Edwardson
Electrical Plan Review	Approved	10/01/2025	Scott Edwardson
Plan Distribution	Routed for Electronic Review	11/18/2025	Jesus Olmos
Plans Coordination	Corrections Required	11/24/2025	Scott Edwardson

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NEZ Design Guidelines Review	Not Required	10/08/2025	Cynthia1 Flores-Frausto1
Parkway Review	Approved	10/10/2025	Jefferson Owens

General Comments and Additional Permit Information:

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

2 Development Services
RESIDENTIAL REVIEW NOTES
Plan examiner: Scott Edwardson
Phone #: (817) 392-6288
IRC 2021 / CFW ORD. # 25383

Permit: PB25-12194
Address: 5812 Eastland St.
Contact: Reza Safe
Construction type: VB
Project Area: 1764
Occupancy & Use: R-3 – 1554; U – 128.5 Per Unit
Zoning UR
Lot Size: 6519
Lot Coverage: 27.05%

Scope of Work: New Duplex

Professional engineer

Certified foundation plans: Igor I. Teplitskiy P.E. 94973
Professional engineer who certified structural plans: Igor I. Teplitskiy P.E. 94973
Braced wall plans: Igor I. Teplitskiy P.E. 94973

R-20 or 13+5 insulation required in altered exterior walls
R-38 insulation required in altered portions of the attic
R-19 insulation required in altered portions of the floor

Max U-factor of new windows is 0.35
Max SHGC of new windows is 0.25

**** General Notes ****

This Plan is void without City Plan Review Notes.

1. Construction shall meet all IRC and IBC Codes as applicable.
2. Specifications and scope of work to be rendered to city inspector at times of inspections.

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3. See attached examiner's notes and City handouts as applicable to this permit.
4. See attached site and construction plans as applicable to permit.
5. All work shall conform to City of Fort Worth building code requirements.
6. All work shall conform to City of Fort Worth Energy Code requirements.
7. All work shall conform to City of Fort Worth, Zoning requirements.
8. SEPARATE PERMITS ARE REQUIRED for Electrical, Mechanical and Plumbing work.
9. 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 16inch on center framing and from 1/2 inch to 5/8 inch for 24 inch on center framing
10. Interior wall covering shall comply with IRC 2021 R702.
11. Insulation shall comply with IRC 2021 N1101 and R316.
12. 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.
13. 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.
14. 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.
15. Foundations: Foundations 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.
16. 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

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according to Section R301 and of transmitting the resulting loads to the supporting structural elements.

17. Bathroom fixture placement shall comply with 2021 IRC R307.2 if there is a new installation or fixtures are moved due to a remodel.

18. 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.

19. 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.

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.

20. 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.

14. GFI CIRCUITS – 2023 National Electric Code (NEC) E3902 Ground Fault Interrupter Circuits shall be installed in:

E3902.1 – Bathrooms

E3902.2 – Garages and accessory buildings

E3902.3 – Outdoor receptacles

E3902.6 – Kitchens

15. Carbon Monoxide Detectors – Section R315 of the 2021 International Residential Code (2021 IRC) states:

Section R315.1 Carbon monoxide alarms shall comply with Section R315

Section R315.1.1 Carbon monoxide alarms shall be listed in accordance with UL 2304. Combination Alarms shall be listed with both UL 2304 and UL 217.

Section R315.2.1 For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist:

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1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.2.2 Alterations, Repairs, and Additions

Carbon Monoxide Alarms shall be listed in accordance with UL 2034. It not recommended to purchase a combination because of cost. Where alterations, repairs, or additions requiring a permit occur, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

16. Smoke Detectors - Smoke Alarms—Section R314 of the 2021 International Residential Code (2021 IRC) states:

Smoke alarms shall comply with NFPA 72 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

R314.2.1 New Construction—Smoke alarms shall be provided in dwelling units.

R314.2.2 Alterations, Repairs and Additions—Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck
2. Installation, alteration or repairs of plumbing or mechanical systems.

R314.3 Location—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.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of a hallway by 24 inches or more.

17. Fire Rated Construction – R302.3 Two Family Dwellings – Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or section 703.2.2 of the International Building Code. Such separation shall be provided regardless of whether a lot-line exists between the two dwelling units or not. Fire-resistance-rated floor /ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend from the foundation to the roof sheathing.

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Exceptions:

1. A fire-resistance rating of ½ hour shall be permitted in buildings equipped with an automatic sprinkler system installed in accordance with Section P2904.
2. Wall assemblies need not extend through the attic spaces where the ceiling is protected by 5/8 Type X Gypsum board, an attic Draft-Stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than ½ inch gypsum board or equivalent.
18. Dwelling-Garage Fire Separation – The garage shall be separated as required by Table R302.6 (Not less than 5/8 inch Type X gypsum Board or equivalent.)
19. Under-Stair Protection – Enclosed space under stairs that is accessed by a door or access panel shall have no less than ½ inch gypsum board.

NOTE: DO NOT REMOVE ALL STICKERS FROM WINDOWS UNTIL INSPECTOR HAS PASSED THEM

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

1 Zoning Plan Reviewed Performed on: 10/8/2025
By: Cynthia Flores-Frausto - cynthia.flores-frausto@fortworthtexas.gov – 817-392-7867

Permit #: PB25-12194
Physical address: 5812 Eastland St
Legal description: SANDY ACRES ADDITION, Block AR, Lot 8A

Scope of project: Duplex

ZONING REVIEW COMMENTS: Signs, Retaining Walls over 4', Fences and Dumpster Enclosures over 7' and any other structure will require separate permits. Any fence located within an easement will require permission of the easement holder(s) to encroach. Minimum landscaping in buffer yard will be provided.

4.713 URBAN RESIDENTIAL ("UR") DISTRICT.

c. Two-family attached (duplex): side by side. A building that has the appearance of a conventional single-family house with two dwelling units, side by side on an individual lot separated vertically by a shared common wall.

Zoning District: UR
Official Plat: Volume 388-10, Pg 125
Noise Contour: No
NAS/JRB APZ: No
Gas Well Buffer: No

Front min/max: 0'/20' – Provided: 24.77' HOLD
Side min/max: 0'/20' - (Provided; L) 5' R) 12.83'

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Rear: 20' minimum – Provided: 53.54'

(3) Minimum height. Two stories at a minimum 18 feet of occupiable space as measured from the top of the finished slab at grade level to the top of the highest wall top plate.

(5) Maximum height. Three stories or 38 feet, whichever is less as measured from the top of the finished slab at grade level to the top of the highest wall top plate.

(e) Off-street parking and loading.

Duplex and Manor House (2+ units) - 2 spaces per dwelling unit;

Plus, 1 space per bedroom over 3 bedrooms per dwelling unit. See Section (e)(3) for location requirements.

(3) Parking location for one-family detached and two-family dwellings.

a. All parking shall be located behind the front building line.

b. Garage doors that face the street must be located a minimum of 20 feet behind any front wall plane of a structure facing a publicly accessible ROW.

(f) Buffers and landscaping.

(1) Bufferyard and supplemental building setback.

a. A bufferyard is not required between the boundary of a one- or two- family development within the UR District and an adjacent one- or two-family district

(2) Enhanced landscaping and pedestrian lighting. Street trees and pedestrian-scaled lighting are required along all public rights-of-way in the UR district, see subsection (h)(5). Adherence to the landscape ordinance, § 6.301 is encouraged, except as here-in provided.

a. The Director or their designee may administratively approve any modifications to streetscape requirements caused by mature trees, utility conflicts, fire hydrants, shallow underground utilities, curb cuts or any other obvious impediment which would prevent the planting of a tree.

b. Street trees.

1. Trees must be planted within a planting strip or flush with the sidewalk surface using tree grates as follows:

(i) Tree grates must be adjustable to allow for tree growth and securely attached. Inner rings must be easily removed with an Allen wrench.

(ii) Tree grate openings shall not exceed 3/8 of an inch.

2. Exceptions.

(i) In the event that infrastructure prevents the use of at-grade planting, a raised planter or crushed stone may be used if approved by the Director or designee.

(ii) Other techniques to provide the street trees will be considered on a case-by-case basis and may be approved by the Director or their designee, or the Director or designee may send the matter to the Urban Design Commission for consideration and decision.

c. Pedestrian-scaled lighting.

1. New public and private development must provide pedestrian lights within the roadside's street tree/furniture zone

2. Required spacing. Pedestrian lights must be located approximately at the midpoint

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between two trees and spaced a maximum of 60 feet apart.

3. Pedestrian-scaled lighting style must be approved by the Transportation and Public Works Department (TPW) and be consistent with other pedestrian lights on the same block.

4. If there are no pedestrian lights existing on the project's block face, then the spacing is measured from the end of the block. If pedestrian-scaled lights exist, then the spacing is measured from existing lights.

(g) Facade design standards.

(3) Facade variation.

a. Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space shall incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of two elements are required.

1. Expression of building structural elements such as:

(i) Floors (banding, belt courses, etc. not less than one inch deep and four inches wide).

(ii) Columns (pilasters, piers, quoins, etc. not less than one inch deep and six inches wide).

(iii) Foundation (water tables, rustication).

2. At least two variation in wall plane not less than three feet in depth or projection and not less than two stories in height for multi-story buildings. Such elements could include patterns of door and window openings by utilizing sills, mullions, and other scale providing window elements, and/or more pronounced architectural features such as porches, alcoves, and roof dormers;

3. Changes in material, material pattern, or noticeable change in color or shade. Each change of material shall involve a minimum one-inch variation in wall plane or noticeable change in color.

b. New building facades oriented to a publicly accessible street or open spaces shall include differentiation between the first and second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural features.

3. Changes in material, material pattern, or noticeable change in color or shade. Each change of material shall involve a minimum one-inch variation in wall plane or noticeable change in color.

b. New building facades oriented to a publicly accessible street or open space must include differentiation between the first and the upper levels with a canopy, balcony, arcade, or other architectural features.

c. If a project consists of more than one block face, each sequential block of new construction must contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in subsection (g)(2)a above and/or other architectural features.

(5) Building entries.

a. In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalks, a principle building must have its main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement.

b. Primary entrances shall not be from a parking lot. Secondary entrances from

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parking lots are permitted.

c. Building entrances shall incorporate arcades, roofs, porches, alcoves, or awnings that protect pedestrians from the sun and rain.

d. Residential entries.

1. Apartments, condominiums, and manor houses with street level units abutting a one- or two-family district, or along a frontage with an established residential character, shall provide individual street-oriented entries for each unit along the primary street frontage.

2. Apartments and condominiums shall provide primary entrances at intervals not to exceed 125 linear feet of street- oriented building frontage. Entrance spacing is measured from the edge of door to the edge of the next door.

3. Townhouses shall have individual street-oriented entries for each unit.

4. Manor houses shall have a single primary entrance provided however, that a manor house with two units (duplex) may have one primary entrance for each unit. Each primary entrance must be provided under a shared porch or one of the entrances must be accessed from a side facade of the structure.

(h) Other development standards

2. Fences and gates.

a. Complexes with perimeter security fencing along public streets are prohibited.

b. Fences shall not be located in the area between the front building facade and the public street frontage or public open spaces.

c. Exterior fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades.

d. All fences and walls along public street frontage or public open spaces that are taller than 4 feet must be open design.

e. All fences and railings must be architecturally compatible with the character of the building and be constructed of high-quality materials including: wrought iron, composite fencing, treated wood, aluminum, or metal. Chain link, barbed wire, and concertina wire material is prohibited.

Additional Comments:

"A CO 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 UrbanForestry@fortworthtexas.gov or call 817-392-7933.

"No person shall remove any tree equal to or greater than six inches (6") in diameter or greater size without a permit from Urban Forestry. Urban Forestry can be reached at (817) 392-7931. Failure to obtain a Tree Permit prior to tree removal could result in both civil and criminal penalties."

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

***** end ZONING PLANS EXAM COMMENTS

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