



Residential New Building Permit Plan Review Comments

Application: PB25-12207

Date Submitted: 08/28/2025

Status: Issued

Date Issued: 09/17/2025

Address: 805 GLEN GARDEN DR

Parcel: 173096

Zoning: A-5

Subdivision: RYAN SOUTHEAST ADDITION

Lot/Block: 21/55

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

ADA TDLR:

Energy Code Compliant:

Applicant: Diana Carter

Owner: BARKSDALE, MAURICE LEE

10401 Prairie Heights Ct

2400 TABLE ROCK CT

Fort Worth, TX 76108

ARLINGTON,, TX 76006

6823092189

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1698		
U	VB	164		

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:

General

Reviewer: Deshia Hawkins

Email: Deshia.Hawkins@fortworthtexas.gov

Phone:

1. fees due

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Residential New Building Permit Plan Review Comments

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.

Water

Reviewer: Michelle Canright

Email: Michelle.Canright@fortworthtexas.gov

Phone:

1. 9/12/25 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 to WaterApps@FortWorthTexas.Gov and be sure to add the permit number and address in the subject title.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/03/2025	Deshia Hawkins
Water Development Review	Corrections Required	09/12/2025	Michelle Canright
Historical Review	Approved	09/03/2025	Dexter Davis
NEZ Certification Review	Opt-Out	09/03/2025	Deshia Hawkins
Transportation Impact Review	Not Required	09/11/2025	Lamonica Smith
Urban Forestry Review	Approved	09/03/2025	Dexter Davis
Zoning Review	Approved	09/03/2025	Dexter Davis

Planning Development Department



Residential New Building Permit Plan Review Comments

PARD Review	Approved	09/04/2025	Germaine Joseph
Building Plan Review	Approved	09/11/2025	3PTY ROSS INSPECTION SERVICES
Issue Permit	Issued	09/17/2025	Latrica Jelks
Inspections			
Mechanical Plan Review	Approved	09/03/2025	Deshia Hawkins
Plumbing Plan Review	Approved	09/03/2025	Deshia Hawkins
Electrical Plan Review	Approved	09/03/2025	Deshia Hawkins
Plans Coordination	Approved	09/15/2025	Dexter Davis
NEZ Design Guidelines Review	Not Required	09/11/2025	Dexter Davis

General Comments and Additional Permit Information:

Reviewer: Tina Green
Email: Tina.Green@fortworthtexas.gov
Phone: 817-392-2222

1 09/16/2025

PARD fees waived, previous structure see PV10-00416

Planning Development Department



Residential New Building Permit Plan Review Comments

Reviewer: Michelle Canright
Email: Michelle.Canright@fortworthtexas.gov
Phone:

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 avoid delays and additional meter installation fees, please ensure the following requirements are met:

- Address must be clearly posted
- No debris or material over the meter box
- Meter box must be in the ground to grade per city specification

EXISTING SERVICE LOCATIONS

Water Tap – North property line – See water service requirements listed above

Sewer tap – South property line in alley – See wastewater service requirements listed above

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

3 BUILDING - SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021 IRC INCLUDING BUT NOT LIMITED TO:

- 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

Planning Development Department



Residential New Building Permit Plan Review Comments

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 5 sq ft) 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
- Window sills located greater than 72" above the outside grade must be a minimum 24" above the finished floor level or have an approved child safety lock that comply with ASTM-F2090. 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 1-3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device per R302.5
- ELECTRICAL - SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2023 NEC INCLUDING BUT NOT LIMITED TO:
 - Receptacles serving kitchen islands and peninsulas can not be mounted below the countertop work surface. Receptacles serving island and peninsulas countertops is optional, however if installed must be installed accordance to the rules in Section 210.52(C)(3)
 - Emergency disconnects required per 2023 NEC Article 230.85
 - Surge protection devices (SPD) required for all services supplying dwellings units per 2023 NEC Article 230.67. Minimum Type 1 or Type2
 - Requires GFCI protection to include all kitchen 120 volt & 240 volt receptacles and

Planning Development Department



Residential New Building Permit Plan Review Comments

service

receptacles in the attic NEC 210.8(E)

- Requires GFCI protection including all appliances such as ranges, wall ovens, counter mounted

cooktops and microwave ovens whether hardwired or cord and plug connected NEC 210.8(D)

- Requires GFCI protection to all receptacles in the laundry rooms including 240 volt dryer receptacles NEC 210.8

- Requires GFCI protection for all exterior outlets for 125 volt through 250 volt excluding AC condensers and hardwired lighting 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 receptacles to be GFCI & weather protected 2023 NEC, Article

210.8 (A)

- 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 2023 NEC, Article

680.43(A)

- Service outlets required within 25 feet of mechanical equipment in the attic per 2023 NEC, Article

210.63

- Electrical panels labeled and marked for use per 2023 NEC, Article 408.58

- Branch circuits to AC condensing units shall be minimum of 10 AWG copper conductors. 2023 NEC,

Article 440.6 see FWEC Ordinance No. 18358-11-2008

- Receptacles shall be properly spaced per 2023 NEC Article 201.50

- Tamper resistance rec. req. per 2023 NEC 406.12

- At least one receptacle outlet shall be installed in each vehicle bay and not more than 5.5' above

floor per 2023 NEC 210.52 (G)(1)

MECHANICAL: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021 IMC

INCLUDING BUT NOT LIMITED TO

- 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

Planning Development Department

PLUMBING: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021 IPC INCLUDING BUT NOT LIMITED TO

- 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 2021 IPC 606.1

ENERGY: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2015 IECC INCLUDING BUT NOT LIMITED TO:

- Energy shall comply with the compliance path as the proposed energy report submitted for the building permit
- A fresh air intake system shall be installed on homes equipped with gas furnaces and the fresh air intake system shall be filtered before air is entered the home through the supply duct plenum
- High efficiency furnaces (min 90%) shall be installed in sealed foamed attics and with the combustible air taken from the exterior of the home

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