



## Residential New Building Permit Plan Review Comments

**Application:** PB25-12894

**Date Submitted:** 06/02/2024

**Status:** Issued

**Date Issued:** 11/07/2025

**Address:** 5224 ANDERSON ST

**Parcel:** 1315491

**Zoning:** A-5

**Subdivision:** SUNRISE ADDITION

**Lot/Block:** 4R1/3

**Description of Work:** Residential New Build

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Angela Haynes

**Owner:** FORT WORTH HOUSING FINANCE COR

209 W 2nd Street Suite 164

200 TEXAS ST

FORT WORTH,, TX 76102

FORT WORTH,, TX 76102

2149523661

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1972	10	Living
U	VB	716	4	Garage/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:** Dorothea Lee

**Email:** [Dorothea.Lee@fortworthtexas.gov](mailto:Dorothea.Lee@fortworthtexas.gov)

**Phone:** 817-392-2222

1. 9/12/2025 - Once fee paid ok to issue - DLee
2. 11/7/2025 - Require NEZ information was not provided. DLee

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## Residential New Building Permit Plan Review Comments

### **Water**

**Reviewer: Maria Lopez**  
**Email: [WaterApps@FortWorthTexas.gov](mailto:WaterApps@FortWorthTexas.gov)**  
**Phone: 817-392-8250**

1. 10/27/25 - CORRECTIONS REQUIRED - Difference in Water/Sewer Impact fees due.

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	06/04/2024	Martin McElroy
Water Development Review	Approved	11/07/2025	Morris Peyton
NEZ Certification Review	Opt-Out	11/11/2025	Camille Henderson
Transportation Impact Review	Not Required	06/11/2024	Laura Young
Urban Forestry Review	Approved	06/05/2024	Rosalee Rivera
Zoning Review	Approved	06/05/2024	Rosalee Rivera
PARD Review	Approved	06/05/2024	Franchesca Duarte
Building Plan Review	Approved	06/11/2024	Scott Edwardson
Issue Permit	Issued	11/12/2025	Dorothea Lee
Inspections			
Mechanical Plan Review	Approved	06/11/2024	Scott Edwardson
Plumbing Plan Review	Approved	06/11/2024	Scott Edwardson
Electrical Plan Review	Approved	06/11/2024	Scott Edwardson
Plan Distribution	Routed for Electronic Review	11/07/2025	Morris Peyton
Plans Coordination	Approved	11/12/2025	Dorothea Lee
NEZ Strategic Guidelines Review	Not Required	06/04/2024	Martin McElroy
NEZ Design Guidelines Review	Not Required	06/04/2024	Martin McElroy

### **General Comments and Additional Permit Information:**

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

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### 3 \*\*\*\*\* Residential Code Review Comments \*\*\*\*\*

City Plans Examiner: Scott Edwardson  
Phone # (817) 392-6288  
Scott.Edwardson@fortworthtexas.gov  
Date 11/07/2025  
Development Services  
Residential Review Notes  
IRC 2021  
Permit: PB25-12894  
Address: 5224 Anderson St.  
Legal Desc: Sunrise Addition Block 3 Lot 4R1  
Contact: Jeremis Smith  
Project Area: 1391  
Occupancy & Use: R-3 – 1972 U – 716  
Zoning A-5 SS  
Setbacks: L- 13.83' R – 13.83' Rear – 191.50'  
Lot Size: 14,949.44  
Lot Coverage: 35.78% Total of all Structures  
Scope of Work: New SFR

Professional engineer  
Certified foundation plans Matthew D. Vinson P.E. 98392  
Professional engineer who certified structural plans: N/R  
Braced wall plans: Matthew D. Vinson P.E. 98392

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.

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## Residential New Building Permit Plan Review Comments

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

### 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.

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## Residential New Building Permit Plan Review Comments

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: Dorothea Lee**

**Email: [Dorothea.Lee@fortworthtexas.gov](mailto:Dorothea.Lee@fortworthtexas.gov)**

**Phone: 817-392-2222**

1 11/12/2025 - Pard Fees paid see permit PB24-08642 - DLee

**Reviewer: Taryn Wilson**

**Email: [Taryn.Wilson@fortworthtexas.gov](mailto:Taryn.Wilson@fortworthtexas.gov)**

**Phone:**

2 Added PARD fee - NEZ opt out

**Reviewer: Dorothea Lee**

**Email: [Dorothea.Lee@fortworthtexas.gov](mailto:Dorothea.Lee@fortworthtexas.gov)**

**Phone: 817-392-2222**

4 9/12/2025- Cloned from PB24-08642 permit expire not eligible for reactivation one already provided. Was a request from Don Guy. - DLee

**Reviewer: Rosalee Rivera**

**Email: [Rosalee.Rivera@fortworthtexas.gov](mailto:Rosalee.Rivera@fortworthtexas.gov)**

**Phone: 817-392-2222**

5 Performed On: 06/05/2023

Zoning Plan Review: Approved

By: Rosalee Rivera – 817-392-2429 – [rosalee.rivera@fortworthtexas.gov](mailto:rosalee.rivera@fortworthtexas.gov)

Permit #: PB24-08642

Physical Address: 5224 Anderson St

Legal Description: SUNRISE ADDITION Block 3 Lot 4R1

Scope of project: 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

Overlays: Stop Six

Minimum Lot Size 5000 sq ft: Provided: 14,949 sq ft

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## Residential New Building Permit Plan Review Comments

Building Square Footage: 1341 sq ft  
Maximum Height 35': Provided; 29.8' OAH  
Lot Width: 50' minimum / Provided: 54.56'

Lot Coverage: 50% maximum Provided 10%

Front yard driveway coverage: 50% maximum Provided 33 %

Monotony: Custom home unique to the block

Trees: Two tree location provided on site plan within property line  
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' minimum – Provided 30'

Interior Side Yard: 5' minimum – Provided 13.10' on both East and West side yard

Rear: 5' minimum – Provided: More than the minimum

Established Setbacks: 30'

No. of bedrooms: 3

Parking spaces required: 2

Parking spaces provided: Two car garage

### § 4.408 STOP SIX ("SS") OVERLAY DISTRICT.

(e) Development standards. Development in the Stop Six Overlay District shall comply with the applicable development standards for the base zoning district except as herein provided:

Garages A two-car garage is required. Garages facing the street shall be located at or behind the front wall and shall not project in front of the front wall. All required parking spaces above two shall be behind the front wall.

Building design, architectural features.

a. Homes shall have an entry feature such as a porch or stoop that faces the street.

b. Open porches can extend up to ten feet into the minimum front yard to encourage larger porches. If a porch is provided, it shall be a minimum six feet in depth.

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## Residential New Building Permit Plan Review Comments

c. Homes shall have a minimum of one eight square foot window on all sides of the house. The front wall shall have a minimum total window area of 16 square feet.

d. Front doors shall face the public street and shall be visible from the public street. Front door openings shall not be recessed more than six feet from the front wall of the home.

Landscaping. Landscaping shall be kept to allow visibility to and from street-facing doors and windows. A variety of landscape plants and materials in the front yard is highly encouraged.

### 6.507.2 (c) ONE-FAMILY DWELLING UNIT DESIGN STANDARDS.

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 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:

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.

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.

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.

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

If your construction project includes alley access or paving in public right of way please email or call [WPD@fortworthtexas.gov](mailto: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

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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\*\*\*\*\*

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