



Residential New Building Permit Plan Review Comments

Application: PB25-15824

Date Submitted: 11/12/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 5108 REDBUD LN

Parcel: 93069

Zoning: B

Subdivision: RIVERCREST ADDITION

Lot/Block: 6D/6

Description of Work: NEW DUPLEX

ADA TDLR:

Energy Code Compliant:

Applicant: Jay McKiever

Owner: JONES, SYDNI

316 Athenia Drive

5108 RED BUD LN

Fort Worth, TX 76114

FORT WORTH,, TX 76114

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1609		a/c space - 5108 redbud
U	VB	471		garage/patio/porch - 5108 redbud
R-3	VB	1609		a/c space - 5110 redbud
U	VB	471		garage/patio/porch - 5110 redbud

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:

Building

Reviewer: Minden Ritz

Email: Minden.Ritz@fortworthtexas.gov

Phone:

1. 11/18/25 - CORRECTIONS REQUIRED - Plat provided is blank.

Please provide the plat for Blk 6 Lot 6D.

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2. 11/18/2025- CORRECTIONS REQUIRED – Garage to residence door details not provided

Please provide door details that show minimum 1 3/8" solid wood/solid or honeycomb-core steel/ 20minute fire rated self-closing doors between residence and garage. Please upload a complete and combined set of plans addressing the corrections. Future holds may still apply.

3. 11/18/25 - CORRECTIONS REQUIRED - A REScheck energy report for 5110 Redbud Ln was not provided.

Please provide a REScheck in compliance with the 2015 IECC for 5110 Redbud Ln. Future holds may still apply.

4. 11/18/2025– CORRECTIONS REQUIRED – Wong energy code year was provided (2021 IECC) on the REScheck

The City of Fort Worth has adopted the 2015 IECC. Please upload an updated REScheck report with the correct code year. Future holds may still apply.

5. 11/18/25 - CORRECTIONS REQUIRED - The wrong IECC code year (2021) is shown on sheet C1.

The City of Fort Worth has adopted the 2015 IECC. Please upload an updated plan set with the correct code year. Future holds may still apply.

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. Starting Oct 1, 2025, customers who choose to pay by Credit Card or Debit Card will incur a service fee of 2.5%. There is no service fee to pay by check, ACH, cash, or money order.

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Plumbing

Reviewer: Minden Ritz

Email: Minden.Ritz@fortworthtexas.gov

Phone:

1. 11/18/25 - CORRECTIONS REQUIRED - Plumbing plan provided does not show gas line location and sizes.

Per city of Fort Worth all new builds should submit a plumbing plan to include supply line size from water meter, sizes to all fixtures, drain line sizes at all fixtures throughout the house, sewer and vent sizes, gas line sizes if applicable.

Please upload a complete set of plans addressing the corrections. Future holds may still apply.

Water

Reviewer: Michelle Canright

Email: Michelle.Canright@fortworthtexas.gov

Phone:

1. 11/24/25 CORRECTIONS REQUIRED - Fees Due for second side of duplex
Water/sewer impact + reducer fees due.
Water tap fees due
Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.
2. 11/24/25 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 provide customer billing information to WaterApps@FortWorthTexas.Gov and be sure to add the permit number and address in the subject title.

3. 11/24/25 - CORRECTIONS REQUIRED - Fire addressing letter.
Fire addressing letter is required for the 2nd side of the duplex.

Zoning

Reviewer: Cynthia Flores-Frausto

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. 11/21/2025 - Correction Required – Plat
Only the cover page to the plat record volume was uploaded. Please provide the plat to continue the review verify lot width, coverage, and setbacks. *Additional holds may apply. Reminder, all revised files need to be uploaded as one complete plan set.

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2. 11/21/2025 – Correction Required – Monotony Diagram

The diagram provided is incorrect, it has that the subject lot is the one for 5112 Redbud Ln and not the permit address. Please provide the correct diagram for the permit address.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	11/13/2025	Janice Arnett
Water Development Review	Corrections Required	11/24/2025	Michelle Canright
Transportation Impact Review	Not Required	11/23/2025	Lamonica Smith
Urban Forestry Review	Approved	11/21/2025	Cynthia Flores-Frausto
Zoning Review	Corrections Required	11/21/2025	Cynthia Flores-Frausto
PARD Review	Approved	11/14/2025	Germaine Joseph
Building Plan Review	Corrections Required	11/18/2025	Minden Ritz
Mechanical Plan Review	Approved	11/18/2025	Minden Ritz
Plumbing Plan Review	Corrections Required	11/18/2025	Minden Ritz
Electrical Plan Review	Approved	11/18/2025	Minden Ritz
Plan Distribution			
Plans Coordination	Corrections Required	11/24/2025	Minden Ritz
Parkway Review	Approved	11/19/2025	Jeffrey Wolff

General Comments and Additional Permit Information:

Reviewer: Minden Ritz

Email: Minden.Ritz@fortworthtexas.gov

Phone:

2 ` ***** Residential Code Review Comments *****

City Plans Examiner: Minden Ritz

Phone # (817) 392- 2322

@fortworthtexas.gov

Date 11/18/2025

Development Services

Residential Review Notes

IRC 2021 / CFW ORD. # 25383

Permit #: PB25-15824

Address: 5108 & 5110 Redbud Ln

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Construction type: VB
Project Area: 1182
Occupancy & Use: R-3 – 1,609 U – 471 – each unit

Scope of Work: New Single Family Residential Duplex

Professional engineer certified foundation plans: Azeem Yasin #57401
Professional engineer who certified structural plans: Azeem Yasin #57401
Braced wall plans: Azeem Yasin #57401

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.

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

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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.

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.

13. M1502.4.5.1 SPECIFIED LENGTH – The maximum length of a clothes dryer exhaust duct shall not exceed 35 feet from the connection to the transition duct from the dryer to the outlet terminal.- The maximum length of the duct shall be reduced 2.5 feet for every

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45 degree bend and 5 feet for each 90 degree bend.

1 & 2 FAMILY ELECTRICAL

14. RECEPTACLE OUTLETS – Receptacles shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet (E3901.2.1).

15. COUNTERTOP RECEPTACLES - E3901.4.1 Wall countertop space. A receptacle outlet shall be installed at each wall countertop space 12 inches (305 mm) or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches (610 mm), measured horizontally from a receptacle outlet in that space.

16. E3901.4.2 Island countertop spaces. At least one receptacle outlet shall be installed at each island countertop space.

17. E3901.4.3 Peninsular countertop space. At least one receptacle outlet shall be installed at each peninsular countertop.

18. E3901.4.4 Separate spaces. Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces

19. GFI CIRCUITS –2023 NEC 210.8 Ground Fault Interrupter Circuits shall be installed in dwelling units in the following locations:

210.8 (A)(1) - Bathrooms

210.8 (A)(2) - Garages and accessory buildings that have a floor at or below grade level

210.8 (A)(3) - Outdoor receptacles

210.8 (A)(6) - Kitchens where receptacles are installed to serve the countertop surfaces

210.8 (A)(7) - Laundry, utility and wet bar sink – where the receptacles are installed within 6 ft. of the outside edge of the sink

19. 210.52 (G) At least one receptacle outlet, in addition to those for specific equipment, shall be installed in each basement, in each attached garage, and in each detached garage with electric power.

20. Arc-Fault Circuit Interrupter Protection 2023 NEC 210.12(A)

All 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit.

21. Heating, Air-Conditioning and Refrigeration Equipment Outlet – 2023 NEC 210.63

A 125-volt, single-phase, 15 or 20 ampere rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning and refrigeration equipment.+

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22. Luminaries in Clothes Closet: Luminary Types and location must comply with 2023 NEC 410.16

23. Electricity will not be released until Transportation & Public Works (TPW) has approved sidewalk and drive approach inspections

Reviewer: Cynthia Flores-Frausto

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1 Zoning Plan Review Performed on: 11/21/2025

By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.flores-frausto@fortworthtexas.gov

Permit #: PB25-15824

Physical Address: 5108 Redbud Ln

Legal Description: RIVERCREST ADDITION Block 6 Lot 6D

Scope of project: New duplex residence

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

Zoning district: B

Overlays: NASJRB

Building Square Footage: 1,182 sf

Height: 35' maximum – Provided: 27.25'

Lot Width: 50' minimum at building line HOLD

Lot Coverage: 50% maximum – Provided % Hold

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

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: 25'

Established: 22.5'

Interior Side Yard: 5' – Provided: L) 6' R) 6'

Rear: 5' – Provided: 72.1'

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: 3/unit

Parking spaces required: 2/unit

Parking spaces provided: 2/unit

Section 4.707(d)(2) Two spaces per dwelling unit with up to three bedrooms, plus one

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space per bedroom over three bedrooms, all located behind the front building wall.

Additional Comments:

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) 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.

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.

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