



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16878

**Date Submitted:** 12/09/2025

**Status:** Plan Review

**Date Issued:**

**Address:** 4905 KATY ST

**Parcel:** 137651

**Zoning:** A-5

**Subdivision:** ROSEN HEIGHTS FIRST FILING

**Lot/Block:** 22/

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

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Diana Carter

**Owner:** BROTHERINGTON, ANNIE L

10401 Prairie Heights Ct

1517 E LEUDA ST

Fort Worth, TX 76108

FORT WORTH,, TX 76104

6823092189

**Building Classification:**

| Occ Class | Const Type | Square Feet | Occ Load | Use Description    |
|-----------|------------|-------------|----------|--------------------|
| R-3       | VB         | 1635        | 8        | Living             |
| U         | VB         | 744         | 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:**

Planning Development Department



## Residential New Building Permit Plan Review Comments

### **PARD**

**Reviewer: Germaine Joseph**

**Email: [Germaine.Joseph@fortworthtexas.gov](mailto: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.

### **Zoning**

**Reviewer: Scott Edwardson**

**Email: [Scott.Edwardson@fortworthtexas.gov](mailto:Scott.Edwardson@fortworthtexas.gov)**

**Phone: (817) 392-6288**

1. 12/10/2025--CORRECTIONS REQUIRED--§ 4.408 STOP SIX ("SS") OVERLAY DISTRICT--(3) Building design, architectural features--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. However the City has interpreted this to mean an 8 square foot window on all sides of the house. Please revise the plans to show a minimum of 1-8 square foot on all sides of the house. Submit the revised plans along with the entire plan-set as a revision.
2. 12/10/2025--CORRECTIONS REQUIRED--§ 4.408 STOP SIX ("SS") OVERLAY DISTRICT-- (3) Building design, architectural features--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.  
The porch notated on the plans is not a porch. The porch is in front of the front wall and needs to be 6 feet minimum. The plans show it to be 5 feet. Please revise the porch to meet Stop Six Overlay Standards. Submit the plan along with the entire plan-set as a revision.
3. 12/10/2025--CORRECTIONS REQUIRED--§ 4.408 STOP SIX ("SS") OVERLAY DISTRICT--(1) Building materials. At least 70% of all sides of a new residential structure shall be masonry: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels. Please provide the material list for the Board and Batton wall construction and submit this plan along with the entire plan-set as a revision.

### **Approval Table:**

| Task Name | Task Status | Completed Date | Task Rev Name |
|-----------|-------------|----------------|---------------|
|-----------|-------------|----------------|---------------|

Planning Development Department



## Residential New Building Permit Plan Review Comments

|                                 |                              |            |                               |
|---------------------------------|------------------------------|------------|-------------------------------|
| Application Submittal           | Routed for Electronic Review | 12/10/2025 | Christopher Gates             |
| Water Development Review        |                              |            |                               |
| NEZ Certification Review        | Opt-Out                      | 12/11/2025 | Christopher Gates             |
| Transportation Impact Review    |                              |            |                               |
| Urban Forestry Review           | Approved                     | 12/10/2025 | Scott Edwardson               |
| Zoning Review                   | Corrections Required         | 12/10/2025 | Scott Edwardson               |
| PARD Review                     | Approved                     | 12/10/2025 | Germaine Joseph               |
| Building Plan Review            | Approved                     | 12/10/2025 | 3PTY ROSS INSPECTION SERVICES |
| Mechanical Plan Review          | Approved                     | 12/10/2025 | Christopher Gates             |
| Plumbing Plan Review            | Approved                     | 12/10/2025 | Christopher Gates             |
| Electrical Plan Review          | Approved                     | 12/10/2025 | Christopher Gates             |
| NEZ Strategic Guidelines Review | Not Required                 | 12/11/2025 | Scott Edwardson               |
| NEZ Design Guidelines Review    | Not Required                 | 12/11/2025 | Scott Edwardson               |

### General Comments and Additional Permit Information:

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

#### 1 Zoning Plans Exam

Residential Zoning Review Notes  
16th St.

PB25-15492 | 2809 NW

Planning and Development Department

Plan# Custom

Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 12/10/2025  
By: Scott Edwardson [817-392-6288]

Scope of project: Single-Family Residence

3rd Party Plan Review Contact: Diana Carter (Ross Inspections)

HOLD NOTES: All items labeled "HOLD" must be addressed

SUMMARY: Permit meets minimum standards Y  
Holds: \_\_\_\_

Planning Development Department



## Residential New Building Permit Plan Review Comments

Zoning district: "A-5 SS" built to "A-5 SS" Type of layout: Single-Family Residence

Official Plat: Attached to plans Block 1 / Lot 1 number verified Y  
Bando Addition FS-24-115— filing date 11/14/2025

Building Square footage: R-3: 2056 U: 644  
Slab SF: 1635  
Lot Area: 744

Lot coverage: 50% maximum, including all structures (Provided 47.58%)

Height: 35' maximum (Provided 25.00')

Lot Width: 50' minimum at building line (Provided 50')

Front yard driveway coverage: 50% maximum (Provided 36%)

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 20.00')  
Houses on either side: Left: Vacant' / Right: Vacant' (per 3rd party site plan)

Sides: 5' minimum (Provided Left: 5.00' / Right: 5.00' )

Rear: 5' minimum (Provided 24.42')

Note: As applicable, any fence located within an easement will require permission of the easement holder(s) to encroach.

### Parking spaces:

Ord. 21528 Single Family Home: Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three.

# Bedrooms: 3 Parking spaces required 2 provided 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.

Urban Forestry: property is vested, infill or UFC: (INFILL)

Planning Development Department



## Residential New Building Permit Plan Review Comments

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.

### Single Family Design Standards:

The same elevation shall not be permitted within a six lot pattern, on an adjacent lot or on a lot directly across the street.

Exterior walls shall consist of a minimum of 50% masonry. Exposures to a minor arterial or wider street shall require 100% masonry construction except where such building face is obscured by a minimum six (6) foot masonry wall. "Masonry" shall include brick, stone, cementitious fiber concrete products or stucco. Similar products made from such materials and/or durable recycled material shall be allowed as approved by the Building Official.

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.

### 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)

**SINGLE FAMILY HOME: DWELLING UNIT:** A building, or any portion thereof, containing a complete set of independent living facilities for occupancy and use by one family, including permanent provisions for living, sleeping, eating, sanitation, and cooking within a kitchen for the exclusive use of the occupants whose intent is to inhabit the dwelling unit.

**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.

A sidewalk is required for all frontages facing a street  
<http://fortworthtexas.gov/planninganddevelopment/permits/streets/>

**Reviewer: Diana Carter**

**Email: [Diana.Carter@fortworthtexas.gov](mailto:Diana.Carter@fortworthtexas.gov)**

**Phone: (817) 713-8619**

**2 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

Planning Development Department



## Residential New Building Permit Plan Review Comments

- New construction and additions greater than 500 square feet must have engineered foundation plans
  - 5/8" 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
  - 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 according to Section R301 and of transmitting the resulting loads to the supporting structural elements.
  - Roofs and Ceiling Construction shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 8. Roof and ceiling construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements. All roof coverings shall be a minimum of Class C.
  - 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.
  - Foundation 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
- 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

Planning Development Department



## Residential New Building Permit Plan Review Comments

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 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

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)

Planning Development Department

- 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