



Residential New Building Permit Plan Review Comments

Application: PB25-16909

Date Submitted: 12/09/2025

Status: Plan Review

Date Issued:

Address: 1012 W WAGGOMAN ST

Parcel: 195092

Zoning: B

Subdivision: SOUTH FORT WORTH ADDITION

Lot/Block: 9/24

Description of Work: NEW SFR 5/3/2

ADA TDLR:

Energy Code Compliant:

Applicant: Omar Ruelas

Owner: CRUCES, ROGELIO

203 Shadowoak Drive
fort worth, TX 76028
8175165251

1012 W WAGGOMAN ST
FORT WORTH,, TX 76110

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2989	15	CONDITIONED
U	VB	1083	5	UNCONDITIONED

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:

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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Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/10/2025	Joseph Sigmon
Water Development Review			
NEZ Certification Review	Opt-Out	12/10/2025	Joseph Sigmon
Transportation Impact Review			
Urban Forestry Review			
Zoning Review			
PARD Review	Approved	12/10/2025	Germaine Joseph
Building Plan Review	Approved	12/10/2025	Scott Edwardson
Mechanical Plan Review	Approved	12/10/2025	Scott Edwardson
Plumbing Plan Review	Approved	12/10/2025	Scott Edwardson
Electrical Plan Review	Approved	12/10/2025	Scott Edwardson
NEZ Design Guidelines Review			

General Comments and Additional Permit Information:

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

1 ***** Residential Code Review Comments *****

City Plans Examiner: Scott Edwardson

Phone # (817) 392-6288

Scott.Edwardson@fortworthtexas.gov

Date 12/10/2025

Development Services

Residential Review Notes

IRC 2021

Permit: PB25-16909

Address: 1012 W. Waggoman St.

Legal Desc: South Fort Worth Addition Block 24 Lot 9

Contact: B J Bealor

Project Area: 2689

Occupancy & Use: R-3 – 2989 U – 1083

Zoning B

Setbacks: L- 5.00' R – 5.00' Rear – 36.83'

Slab: 2830

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Lot Size: 7000

Lot Coverage: 40.43% 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.
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

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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.

Reviewer: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

2 Residential Razing Permit PV25-00484 has been Finaled