



## Residential New Building Permit Plan Review Comments

**Application:** PB25-10738

**Date Submitted:** 07/28/2025

**Status:** Finaled

**Date Issued:** 08/20/2025

**Address:** 5048 COTTEY ST

**Parcel:** 1294203

**Zoning:** A-5

**Subdivision:** SUNRISE ADDITION

**Lot/Block:** 1R1/18

**Description of Work:** NEW S.F.R

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Omar Ruelas

**Owner:** MMP CAPITAL LLC

203 Shadowoak Drive

3228 CROFTON DR

fort worth, TX 76028

FORT WORTH,, TX 76137

8175165251

**Building Classification:**

| Occ Class | Const Type | Square Feet | Occ Load | Use Description |
|-----------|------------|-------------|----------|-----------------|
| R-3       | VB         | 1700        |          | CONDITIONED     |
| U         | VB         | 522         |          | 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.

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### Approval Table:

| Task Name                       | Task Status                  | Completed Date | Task Rev Name     |
|---------------------------------|------------------------------|----------------|-------------------|
| Application Submittal           | Routed for Electronic Review | 07/29/2025     | Janice Arnett     |
| Water Development Review        | Approved                     | 08/19/2025     | Michelle Canright |
| NEZ Certification Review        | Opt-Out                      | 07/29/2025     | Janice Arnett     |
| Transportation Impact Review    | Not Required                 | 08/01/2025     | Lamonica Smith    |
| Urban Forestry Review           | Approved                     | 07/29/2025     | Rosalee Rivera    |
| Zoning Review                   | Approved                     | 07/29/2025     | Rosalee Rivera    |
| PARD Review                     | Approved                     | 07/31/2025     | Germaine Joseph   |
| Building Plan Review            | Approved                     | 08/06/2025     | Minden Ritz       |
| Issue Permit                    | Issued                       | 08/20/2025     | Camille Henderson |
| Inspections                     | Finalized                    | 11/13/2025     | DAndre Williams   |
| Closed                          | Close                        | 11/13/2025     | DAndre Williams   |
| Mechanical Plan Review          | Approved                     | 08/06/2025     | Minden Ritz       |
| Plumbing Plan Review            | Approved                     | 08/06/2025     | Minden Ritz       |
| Electrical Plan Review          | Approved                     | 08/06/2025     | Minden Ritz       |
| Plan Distribution               | Routed for Electronic Review | 08/14/2025     | Minden Ritz       |
| Plans Coordination              | Approved                     | 08/19/2025     | Minden Ritz       |
| NEZ Strategic Guidelines Review | Not Required                 | 07/29/2025     | Rosalee Rivera    |
| NEZ Design Guidelines Review    | Not Required                 | 07/29/2025     | Rosalee Rivera    |
| Parkway Review                  | Approved                     | 07/29/2025     | Jefferson Owens   |

### General Comments and Additional Permit Information:

**Reviewer: Minden Ritz**  
**Email: [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)**  
**Phone:**

1 \*\*\*\*\* Residential Code Review Comments \*\*\*\*\*  
City Plans Examiner: Minden Ritz  
Phone # (817) 392- 2322  
[@fortworthtexas.gov](mailto:@fortworthtexas.gov)  
Date 08/06/2025

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## Residential New Building Permit Plan Review Comments

Development Services  
Residential Review Notes  
IRC 2021 / CFW ORD. # 25383

Permit #: PB25-10738  
Address: 5048 Cottey St

Construction type: VB  
Project Area: 2222  
Occupancy & Use: R-3 – 1,700; U -522

Scope of Work: New Single-Family Residence

Professional engineer certified foundation plans: Matthew D. Vinson PE#98392  
Professional engineer who certified structural plans: Matthew D. Vinson PE#98392  
Braced wall plans: Matthew D. Vinson PE#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 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.

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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 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.

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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 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

20. 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.

21. 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.

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22. Heating, Air-Conditioning and Refrigeration Equipment Outlet – 2020 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.+

23. Luminaries in Clothes Closet: Luminary Types and location must comply with 2020 NEC 410.16

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

**Reviewer: Rosalee Rivera**  
**Email: [Rosalee.Rivera@fortworthtexas.gov](mailto:Rosalee.Rivera@fortworthtexas.gov)**  
**Phone: 817-392-2222**

2 Zoning Plan Review Performed On: 07/29/2025  
By: Rosalee Rivera – 817-392-2429 – [rosalee.rivera@fortworthtexas.gov](mailto:rosalee.rivera@fortworthtexas.gov)

Permit #: PB25-10738  
Physical Address: 5048 Cottey St  
Legal Description: SUNRISE ADDITION Block 18 Lot 1R1  
Scope of project: Single Family Residence

\*\*\*Review pending stake out inspections

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

Zoning district: A-5/SS

Overlays: Stop Six

Minimum Lot Size 5000 sq ft: Provided: 6500 sf.

Building Square Footage: 2222 sf.  
Maximum Height 35': Provided: 24.6' Highest ridge  
Lot Width: 50' minimum / Provided: 50'

Lot Coverage: 50% maximum 34%

Front yard driveway coverage: 50% maximum – Provided

Monotony: Custom home unique to the block

Trees: Provided two tree location 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

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setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment)

Established Setbacks: 35'

Front: 35' minimum – Provided: 35'

Interior Side Yard: 5' minimum – 5.5'L, 5.4'R

Rear: 5' minimum – Provided: 31.5'

No. of bedrooms: 3

Parking spaces required: 2

Parking spaces provided: 2

### § 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:

(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.

\*\*Interpretation: This section of the ordinance is not being enforced due to HB 2439 and will only be considered as part of the project's compliance to meet economic incentive requirements in the NEZ or similar programs

(2) 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 the required parking spaces above two shall be behind the front wall.

\*\*Interpretation: Section 6.507(c) of the zoning ordinance allows garages that face a public or private street to project no greater than eight feet in front of the front wall of the house in all single-family districts.

\*\*\*Thus, I will allow garages to project no more than 8 feet in front of the front wall of the house to reduce the conflict with 6.507 c's established protections on “snout homes”

(Provided – Compliant / Garage does not project further than the front wall (Bedroom 3)

(3) Building design, architectural features.

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

(Provided – Compliant / Provided Porch

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 of six feet in depth.

**\*\*Interpretation:** when a porch extends up to ten feet into the minimum front yard to encourage larger porches, it must be a minimum of six feet in depth. Otherwise, a porch that is less than six feet in depth is some sort of covered walkway entry feature.

(Provided – Compliant / Porch is more than the six feet in depth

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.

**\*\*Interpretation:** To clarify this intent, elevations that are visible from the ROW shall have a minimum of one eight square foot window on all sides of the house, not intended to required windows on garage elevations.

(Provided – Compliant / Provided window square footage on all sides to be more than the eight square feet provided

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.

(Provided – Compliant / Front door is facing street

(4) 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.

(Provided – Two tree location as required per the 6.507(d) ONE-FAMILY DWELLING UNIT

DESIGN STANDARDS is sufficient.

(d) Infill house. An infill house shall be required to have one minimum three-inch caliper front yard tree of choice, and one minimum three-foot 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 § 6.302.

**\*\*Street parkway tree is not required. Both trees can be placed within the property line.**

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## 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, 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.

\*\*\*\*\* end ZONING PLANS EXAM COMMENTS\*\*\*\*\*

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