



## Residential New Building Permit Plan Review Comments

**Application:** PB25-16497

**Date Submitted:** 12/01/2025

**Status:** Plan Review

**Date Issued:**

**Address:** 1701 OPACA DR

**Parcel:** 1543491

**Zoning:** A-5

**Subdivision:** SANDEROS

**Lot/Block:** 16/5

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

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Diana Carter

**Owner:** M/I HOMES OF DFW LLC

10401 Prairie Heights Ct

700 STATE HWY 121 BYP STE 100

Fort Worth, TX 76108

LEWISVILLE,, TX 75067

6823092189

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1530	8	Living
U	VB	474	2	Garage/Porch

**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:**

**Water**

**Reviewer:** Ibeth Heatley

**Email:** [Ibeth.Heatley@fortworthtexas.gov](mailto:Ibeth.Heatley@fortworthtexas.gov)

**Phone:**

1. 12/02/25 -- CORRECTIONS REQUIRED -- Fees Due.

Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or [WaterApps@fortworthtexas.gov](mailto:WaterApps@fortworthtexas.gov) to provide proposed water meter and sewer information in addition to customer billing information.

**\*\*\*NOTE\*\*\***

It is the responsibility of the builder to uncover the water and sewer services. Water service must be exposed before meter can be set.

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### Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/02/2025	Latrica Jelks
Water Development Review	Corrections Required	12/02/2025	Ibeth Heatley
Transportation Impact Review	Approved	12/08/2025	Lamonica Smith
Urban Forestry Review	Approved	12/02/2025	Scott Edwardson
Zoning Review	Approved	12/02/2025	Scott Edwardson
PARD Review	Not Required	12/03/2025	Germaine Joseph
Building Plan Review	Approved	12/02/2025	3PTY ROSS INSPECTION SERVICES
Mechanical Plan Review	Approved	12/02/2025	Latrica Jelks
Plumbing Plan Review	Approved	12/02/2025	Latrica Jelks
Electrical Plan Review	Approved	12/02/2025	Latrica Jelks
Plans Coordination			
Parkway Review	Approved	12/02/2025	Jeffrey Wolff
TPW CFRA Review	Not Required	12/11/2025	Robin Stevens

### General Comments and Additional Permit Information:

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

#### 3 Zoning Plans Exam

Residential Zoning Review Notes PB25-16497 | 1701 Opaca Dr.  
Planning and Development Department Plan # S401 D R  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 12/2/2025  
By: Scott Edwardson [817-392-6288]

Scope of project: New SFR

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

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

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

Official Plat: Attached to plans Block 5 / Lot 16 number verified Y  
Sanderos - FP-23-152 - Filling date: 5/10/2024

Building Square footage: R-3: 1530 U: 474  
Slab SF: 2004  
Lot Area: 7626

Lot coverage: 50% maximum, including all structures (Provided 26.27%)

Height: 35' maximum (Provided 19.00')

Lot Width: 50' minimum at building line (Provided 56.00')

Front yard driveway coverage: 50% maximum (Provided 36.94%)

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 54.29')  
Houses on either side: Left: STREET / Right: 20.25'

Sides: 5' minimum (Provided Left: 10.67' / Right: 5.04')

Rear: 5' minimum (Provided 20.87')

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 4

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: (UFC23-0110) - provided Y)

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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: Lamonica Smith**

**Email: Lamonica.Smith@fortworthtexas.gov**

**Phone:**

1 \*\*\*\*Transportation Impact Fees\*\*\*\*

2025 rate with no adequate facilities discount. Fees covered by CA-24-012

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**Reviewer: Ibeth Heatley**  
**Email: [Ibeth.Heatley@fortworthtexas.gov](mailto:Ibeth.Heatley@fortworthtexas.gov)**  
**Phone:**

### 2 WATER APPLICATIONS

\*\*\* IMPORTANT\*\*\* PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS \*\*\*

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Sec 5.18.2.1 Meter boxes can only be installed in non-paved areas. Water service and meter box must be installed 1-foot offset from the property line in the parkway and have a 9-foot horizontal separation from the sewer service. The normal location for meter boxes is 2.5 feet behind the back of curb.

In no case shall the water meter box (and meter) be outside of the public right-of-way or water easement.

Sec 6.4.1.3 Wastewater service should avoid placement in driveways and have a 9-foot horizontal separation from the water service.

Service should be installed South or West of the proposed driveway location.

To prevent delays for a meter set, ensure the following criteria is met:

- Address must be clearly posted, i.e., visible and big enough to see
- No debris or material over the meter box
- Meter box must be in the ground to grade per city specification

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**Reviewer: Christina Parra**  
**Email: [inspections@rossdfw.com](mailto:inspections@rossdfw.com)**  
**Phone: 817-716-9532**

### 4 BUILDING: SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021 IRC

- 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.
- New construction and additions greater than 500 square feet must have engineered foundation plans
- 1/2" gypsum board required for storage under stairs. SEC. R302.7
- Bedroom fire egress window/ door 5.7 SQFT minimum openable space (grade floor openings 5SQFT) 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-

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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.
- Chimney veneer shall extend completely to the foundation. It may not be wood but supported per SEC.R1001.
- Window sills located greater than 72" above the outside grade must be a minimum 24" above the finished floor level. 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 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device per R302.5

### ELECTRICAL:

- Emergency disconnects required per 2020 NEC Article 230.85
- Surge protection devices required for all services supplying dwellings units per 2020 NEC Article 230.67.
- Requires GFCI protection to include the 240 volt receptacles for ranges that are within 6' from the edge of sinks and for 240 volt receptacles located in laundry rooms for the dryers per 2020 NEC 210.8 (A) - Requires GFCI protection for all exterior outlets for 125 volt through 250 volt. This will now include the AC condensers or heat pumps - and will include these units when hard wired per 2020 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 outlets to be GFCI & weather protected 2020 NEC, Article 210.8 (A)

cont. on following page - Island, Peninsular, and Work Surface Receptacle Requirements

- At least one receptacle outlet shall be provided for the first 9 ft<sup>2</sup> (or fraction thereof) of the countertop or work surface. And then another receptacle outlet shall be provided for every additional 18 ft<sup>2</sup> (or fraction thereof) of countertop or work surface thereafter. At least one of those receptacles shall be located within 2 ft of the outer end of the peninsular countertop or work surface per 2020 NEC 210.52(C)(2)(a) &(b)
- 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 2020 NEC, Article 680.43 (A).
  - Service outlets required within 25 feet of mechanical equipment in the attic per 2020 NEC, Article 210.63.
  - Electrical panels labeled and marked for use per 2020 NEC, Article 408.58.

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- Branch circuits to AC condensing units shall be minimum of 10 AWG copper conductors. 2020 NEC, Article 440.6 see FWEC Ordinance No. 18358-11-2008.
- Receptacles shall be properly spaced per 2020 NEC Article 201.50.
- Tamper resistance rec. req. per 2020 NEC 406.12.
- At least one receptacle outlet shall be installed in each vehicle bay and not more than 5.5' above floor per 2020 NEC 210.52 (G)(1).

#### MECHANICAL: 2021 IMC

- 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: 2021 IPC

- 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)
- 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 2015 IPC 606.1

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