



Residential New Building Permit Plan Review Comments

Application: PB25-11555

Date Submitted: 08/14/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 8217 CRYSTAL LAGOON WAY

Parcel: 1617468

Zoning: A-5

Subdivision: SUMMER TRAILS

Lot/Block: 2/B

Description of Work: Construction of new single-family residence
3rd Party Plan Review & Inspections
North Texas Inspection Services

ADA TDLR:

Energy Code Compliant:

Applicant: Stacie Hamby

Owner: SJ ROSEMARY DEVELOPMENT LP

8220 Clifford St

7201 HAWKINS VIEW STE 101

White Settlement, TX 76108

FORT WORTH,, TX 76132

8172467780

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2674		Living Area
U	VB	746		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:

Building

Reviewer: Jeff Chandler

Email: Jeffrey.Chandler@fortworthtexas.gov

Phone:

1. 8/26/25—CORRECTIONS REQUIRED—BUILDING—Provide roof framing plan per 2021 International Building code R802
Provide a complete fully detailed floor and/or roof-framing plan. Clearly identify all framing members, including posts/columns, headers, beams, joists, and trusses. Wood flooring per R502. Roof framing per R802.
Headers per R602.7-R602.7.5 and Table span charts for headers per Table R602.7(1)-R602.7(3)
Clearly show and key detail reference(s) for each beam to post, beam-to-beam, and girder to beam connections.
Please provide Roof Framing plan with all information from above on sheet A-5.
Jeff Chandler 817-392-8513

Planning Development Department



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2. 8/26/25--CORRECTIONS REQUIRED--BUILDING--Provide and identify all required safety glazing. (R308)
Please provide all information from above on sheet A-1
Jeff Chandler 817-392-8513
3. 8/26/25--CORRECTIONS REQUIRED--BUILDING--1. Provide a 1-3/8" solid wood / solid or honeycomb-core steel / 20-minute fire-rated self-closing doors between residence and garage. (R302.5.1)
Please provide all information from above to sheet A1
Jeff Chandler 817-392-8513
4. 8/26/25--CORRECTIONS REQUIRED--BUILDING1. Provide manufacturer, model number and ICC report or equal for each fireplace. (R1002, R1004 & R1005)
2. Provide a permanently installed approved decorative appliance/gas log set. (R1004.4)
3. Fireplace dampers: Where a listed decorative appliance is installed, the fireplace damper opening shall comply with listed decorative appliance manufacture's installation instructions. (G2453.1)
4. Decorative shrouds shall not be installed at the termination of chimneys of factory-built fireplaces except where listed and labeled for such use. (R1004.3)
5. Provide outside combustion air for interior fireplaces. (R1006.2).
Jeff Chandler 817-392-8513
- 5.

Electrical

Reviewer: Jeff Chandler

Email: Jeffrey.Chandler@fortworthtexas.gov

Phone:

1. 8/26/25--CORRECTIONS REQUIRED--ELECTRIC--Show and label all required AFCI circuits. (E3902.16) on sheet A-2
Jeff Chandler 817-392-8513
2. 8/26/25--CORRECTIONS REQUIRED--ELECTRIC--Show and label all WP/DP lighting fixtures as SUITABLE FOR WET OR DAMP LOCATIONS accordingly. (E4001.7)
Please provide all information from above to sheet A-2
Jeff Chandler 817-392-8513
3. 8/26/25--CORRECTIONS REQUIRED--ELECTRIC--Need to add plug to fireplace.
Jeff Chandler 817-392-8513

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4. 8/26/25--CORRECTIONS REQUIRED--ELECTRIC--Show and label all smoke alarms. Smoke alarms shall be installed in the following locations:
- 1) In each sleeping room.
 - 2) Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - 3) On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - 4) Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.
- Jeff Chandler 817-392-8513

Plumbing

Reviewer: Jeff Chandler
Email: Jeffrey.Chandler@fortworthtexas.gov
Phone:

1. 8/26/25--CORRECTIONS REQUIRED--Plumbing--On Plumbing sheet please provide Drain, waste and vent sizes.
Jeff Chandler 817-392-8513
2. 8/26/25--CORRECTIONS REQUIRED--Plumbing--On Plumbing sheet please provide water line sizes.
Jeff Chandler 817-392-8513
3. 8/26/25--CORRECTIONS REQUIRED--Plumbing--Storage-tank type water heaters shall be installed with a drain pan and drain line. (P2801.6)
WH-pan drain-line shall terminate per (P2801.6.2)
Please provide all information from above on sheet A-1
Jeff Chandler 817-392-8513

Planning Development Department



Residential New Building Permit Plan Review Comments

Water

Reviewer: Shundalyn Evans

Email:

Phone:

1. 08/26/25 --CORRECTIONS REQUIRED-- Fees Due.

Water/sewer impact + reducer fees due ONCE SERVICE REPORT HAS BEEN APPROVED.
Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide
proposed water meter and sewer 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.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/15/2025	Sonia Rios
Water Development Review	Corrections Required	08/26/2025	Shundalyn Evans
Transportation Impact Review	Approved	08/20/2025	Lamonica Smith
Urban Forestry Review	Approved	08/26/2025	Jeff Chandler
Zoning Review	Approved	08/26/2025	Jeff Chandler
PARD Review	Not Required	08/18/2025	Germaine Joseph
Building Plan Review	Corrections Required	08/26/2025	Stacie Hamby
Mechanical Plan Review	Approved	08/26/2025	Stacie Hamby
Plumbing Plan Review	Corrections Required	08/26/2025	Stacie Hamby
Electrical Plan Review	Corrections Required	08/26/2025	Stacie Hamby
Plan Distribution			
Plans Coordination	Corrections Required	08/27/2025	Jeff Chandler
TPW CFRA Review	Not Required	08/26/2025	Robin Stevens

General Comments and Additional Permit Information:

Planning Development Department

Reviewer: Lamonica Smith
Email: Lamonica.Smith@fortworthtexas.gov
Phone:

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

2025 rate with 50% adequate facilities discount.

Planning Development Department

The City of Fort Worth * 100 Fort Worth Trail * Fort Worth, TX, 76102
817-392-2222 * Fax 817-392-8105