



Residential New Building Permit Plan Review Comments

Application: PB25-14662

Date Submitted: 10/20/2025

Status: Issued

Date Issued: 11/06/2025

Address: 7500 SAPWOOD DR

Parcel: 1631950

Zoning: A-5

Subdivision: SANDEROS

Lot/Block: 16/3

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

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	2616		
U	VB	467		

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:

Review

Reviewer: Ibeth Heatley

Email: Ibeth.Heatley@fortworthtexas.gov

Phone:

1. 10/23/25 -- CORRECTIONS REQUIRED -- Fees Due.

Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or 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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2. 10/23/25 - CORRECTIONS REQUIRED - Provide customer billing information so that impact fees can be invoiced:

Customer Name (for the account)
Customer's Mailing Address
Customer's Tax ID Number
Contact Name (if different from customer name)
Customer's Phone number
Customer's Email address

Please contact Water Applications at 817.392.8250 to provide customer billing information OR provide customer billing information to waterapps@fortworthtexas.gov and be sure to add the permit number and address in the subject title.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	10/21/2025	Christopher Gates
Water Development Review	Approved	11/06/2025	Morris Peyton
Transportation Impact Review	Approved	10/29/2025	Lamonica Smith
Urban Forestry Review	Approved	10/22/2025	Gustavo Ramirez
Zoning Review	Approved	10/22/2025	Gustavo Ramirez
PARD Review	Not Required	10/21/2025	Germaine Joseph
Building Plan Review	Approved	11/05/2025	Gustavo Ramirez
Gas Well Review	Approved	10/24/2025	Brendan Skaggs
Lake Arlington Approval	Not Required	11/05/2025	Don Guy
Issue Permit	Issued	11/06/2025	Jose Haro
Inspections			
Mechanical Plan Review	Approved	10/21/2025	Christopher Gates
Plumbing Plan Review	Approved	10/21/2025	Christopher Gates
Electrical Plan Review	Approved	10/21/2025	Christopher Gates
Plans Coordination	Approved	11/06/2025	Gustavo Ramirez
TPW CFRA Review	Not Required	10/30/2025	Robin Stevens

General Comments and Additional Permit Information:

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Reviewer: Gustavo Ramirez
Email: Gustavo.Ramirez@fortworthtexas.gov
Phone:

3 Zoning Plans Exam

Residential Zoning Review Notes PB25-14662 | 7500 SAPWOOD DR | Plan# S409 B
L
Planning and Development Department
Zoning Review Notes: All reviews are pending stakeout inspection
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 10/22/2025
By: Gustavo Ramirez [817-392-7849]

Scope of project: Single-Family Residence

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

SUMMARY: Permit meets minimum standards Y
Holds: ____

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

Official Plat: Attached to plans lot 16 / block 3 number verified Y
Sanderos – FP-24-197 - Filling date: 6/16/25

Building Square footage: R-3: 2616 U: 467
Slab SF: 2001
Lot Area SF: 12838

Lot coverage: 50% maximum, including all structures (Provided 15.6%)

Height: 35' maximum (Provided 25.77')

Lot Width: 50' minimum at building line (Provided 78.92')

Front yard driveway coverage: 50% maximum (Provided 21.8%)

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 22.08')
Houses on either side: Left: EMPTY LOT / Right: END OF BLOCK

Sides: 5' minimum (Provided Left: 18.37' / Right: 22.08')

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Rear: 5' minimum (Provided 45.67')

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: 5 Parking spaces required 4 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)

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

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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.

Reviewer: Ibeth Heatley
Email: Ibeth.Heatley@fortworthtexas.gov
Phone:

2 WATER APPLICATIONS

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

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

Reviewer: Diana Carter
Email: Diana.Carter@fortworthtexas.gov
Phone: (817) 713-8619

4 BUILDING - SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021 IRC INCLUDING BUT NOT LIMITED TO:

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- 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
 - 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

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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 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

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- 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 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