



Residential New Building Permit Plan Review Comments

Application: PB25-16678

Date Submitted: 12/03/2025

Status: Plan Review

Date Issued:

Address: 4136 JOSHUA SPRINGS CIR

Parcel: 1657140

Zoning:

Subdivision: GARDEN SPRINGS ADDITION

Lot/Block: 12/5

Description of Work: new construction single family residence

ADA TDLR:

Energy Code Compliant:

Applicant: Lari Waites

Owner: ARMSTRONG, KENNETH F

9333 N. Normandale

2711 WHEELER ST

Ft. Worth, TX 76116

HOUSTON,, TX 77004

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1592		Living
U	VB	647		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: David Parker

Email: David.Parker@fortworthtexas.gov

Phone: 817-392-2657

1. 12/5/2025 -- CORRECTIONS REQUIRED -- Back door tempered glass

The back door glass does not indicate tempered on the elevation or floorplan

Please revise plan to indicate tempered glass in the back door.

2. 12/5/2025 -- CORRECTIONS REQUIRED -- Tempered glass at bathroom

Bathroom window on elevation plan and floorplan does not indicate tempered

Please revise plan to show tempered glass for bathroom window.

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3. 12/5/2025 -- CORRECTIONS REQUIRED -- Self latching door at garage

The plan set does not show the door from garage to house to be fire rated 20 min, and self-closing and self latching.

Please revise plan to indicate the door from garage to be fire rated, 20 min, self-closing, self-latching.

Zoning

Reviewer: Cynthia Flores-Frausto

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. 12/10/2025- Hold – UFC Plan

Please provide the approved stamped UFC/UFP1&2 plan to continue the review.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/04/2025	Taryn Wilson
Water Development Review			
Transportation Impact Review			
Urban Forestry Review	Corrections Required	12/10/2025	Cynthia Flores-Frausto
Zoning Review	Corrections Required	12/10/2025	Cynthia Flores-Frausto
PARD Review	Not Required	12/05/2025	Germaine Joseph
Building Plan Review	Corrections Required	12/05/2025	David Parker
Mechanical Plan Review	Approved	12/05/2025	David Parker
Plumbing Plan Review	Approved	12/05/2025	David Parker
Electrical Plan Review	Approved	12/05/2025	David Parker
TPW Floodplain Review			
TPW CFRA Review			

General Comments and Additional Permit Information:

Reviewer: David Parker

Email: David.Parker@fortworthtexas.gov

Phone: 817-392-2657

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

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2 City Plans Examiner: David Parker

Phone # (817) 392- 2657

@fortworthtexas.gov

Date 12/05/2025

Development Services

Residential Review Notes

IRC 2021 / CFW ORD. # 25383

Address: 4136 Joshua Springs Cir

Permit #: PB25-16678

Construction type: VB

Project Area: 9615.41

Occupancy & Use: R-3: 1592; U: 647 Sq. Ft.

Scope of Work: Single Family Residence

2015 IECC Compliance – Fox Energy Specialists using IC3 version 4.6.1 – Projected
rating 3% ERI above code

Professional engineer certified foundation plans: Russell J. Whitworth; PE#: 82117

Professional engineer certified structural plans Russell J. Whitworth; PE#: 82117

Professional engineer certified braced wall plans: Russell J. Whitworth; PE#: 82117

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.

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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 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 operable. 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.

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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: Cynthia Flores-Frausto

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1 Zoning Plan Review Performed on: 12/10/2025

By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.Flores-Frausto@fortworthtexas.gov

Permit #: PB25-16678

Physical Address: 4136 Joshua Springs Cir

Legal Description: Garden Springs Additon, Block 5, Lot 12

Scope of project: New single-family residence

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

Zoning district: A-5- Type of layout: Single family

Building Square Footage: 2,239sf

Height: 35' maximum – Provided: 17.65'

Lot Width: 50' minimum at building line = 61.75'

Lot Coverage: 50% maximum – Provided 23.3%

Front yard driveway coverage: 50% maximum - Provided 38.7%

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' – Provided: 42.08'

Interior Side Yard: 5' – Provided: L) 12.21' R) 7.31'

Rear: 5' – Provided: 12.5'

Monotony: Compliant within required lot pattern.

Trees: 2

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.

No. of bedrooms: 3

Parking spaces required: 2

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Parking spaces provided: 4

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 or in the driveway 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:

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. 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)

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.

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.

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.

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.

"A permit will not be issued until the Urban Forestry installation." Please contact the Urban Forestry Compliance staff to get the requirements to submit a UFC plan for review or to provide the UFC number for the Urban Forestry release of the building permit. These may be submitted to <http://fortworthtexas.gov/planninganddevelopment/urbanforestry/>

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.

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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.

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