



Residential New Building Permit Plan Review Comments

Application: PB25-10891

Date Submitted: 07/31/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 2928 ELINOR ST

Parcel: 56704

Zoning: B

Subdivision: HARLEM GARDENS ADDITION

Lot/Block: 10C/

Description of Work: Residential New Construction

ADA TDLR:

Energy Code Compliant:

Applicant: Christine Munoz

Owner: SANCHEZ, GILBERTO

3000 Elinor St

2928 ELINOR ST

Fort Worth, TX 76111

FORT WORTH,, TX 76111

7734210826

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1609	8	Living
U	VB	532	3	Garage/porch/Patio

Sprinkler Sys Req: No

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: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

1. 10/24/2025--Not Approved--The Razing Permit was applied for but in Incomplete Submittal Status PV25-00481Must be completed before issuance of this permit

10/1/2025--Razing Permit--A Residential Razing Permit (Demo) is required. The whole house has been torn down. There is not anything left of the structure to account for a remodel. Please get a Residential Razing Permit and have it Finaled before this permit can be issued

8/8/2025--A Residential Razing Permit is required. The whole house has been torn down. There is not anything left of the structure to account for a remodel. Please get a Residential Razing Permit and have it Finaled before this permit can be issued

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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.

Zoning

Reviewer: Cynthia1 Flores-Frausto1

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. 10/28/25 INCOMPLETE: Razing permit PV25-00481 has not been finalized. (mp)

10/6/2025- Continued hold, the razing permit application has not been completed and finalized.
Please contact customer service at 817 392 2222 for further assistance.

8/5/2025 – Corrections Required – Razing Permit
Per our phone conversation, since this is no longer a remodel permit because of termite damage to the walls, a razing permit is required for the demolition of the house. Please provide the demo permit number to proceed with the review.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/01/2025	Janice Arnett
Water Development Review	Approved	08/12/2025	Shundalyn Evans
Transportation Impact Review	Approved	08/06/2025	Lamonica Smith
Urban Forestry Review	Approved	08/05/2025	Cynthia1 Flores-Frausto1
Zoning Review	Corrections Required	10/28/2025	Marybel Pina
PARD Review	Approved	08/04/2025	Germaine Joseph
Building Plan Review	Corrections Required	10/24/2025	Scott Edwardson

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Mechanical Plan Review	Approved	08/08/2025	Scott Edwardson
Plumbing Plan Review	Approved	08/08/2025	Scott Edwardson
Electrical Plan Review	Approved	08/08/2025	Scott Edwardson
Plan Distribution	Routed for Electronic Review	10/24/2025	Scott Edwardson
Plans Coordination	Corrections Required	10/28/2025	Scott Edwardson
Parkway Review	Approved	10/06/2025	Jefferson Owens

General Comments and Additional Permit Information:

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

2 Permit: PB25-10891
Address: 2928 Elinor St.
Legal Desc: Harlem Gardens Addition Block ?? Lot 10-C
Contact: Christine Munoz
Construction type: VB
Project Area: 2141
Occupancy & Use: R-3 – 1609; U – 532
Zoning B
Lot Size: 11,650
Lot Coverage: 35.55%
Scope of Work: New SFR

Professional engineer
Certified foundation plans: Matthew D. Vinson P.E. 98392
Professional engineer who certified structural plans: Matthew D. Vinson P.E. 98392
Braced wall plans: Matthew D. Vinson P.E. 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 R-20 insulation in exterior walls
R-38 insulation in the attic
R-19 insulation in the floor
** General Notes **

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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.
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"

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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.

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.

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Reviewer: Shundalyn Evans
Email: WaterApps@FortWorthTexas.gov
Phone: 817-392-8250

1 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

EXISTING SERVICE LOCATIONS

Water Tap – Existing Water Service Location – 3' North of Driveway in sidewalk

Sewer tap – Existing Sewer Service Location – Approximately 10' North of South Property Line -Sewer Cleanout is visible

*Existing Customer using pre-existing active service

Thank you

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

3 ****Transportation Impact Fees****

2025 rate with 50% adequate facilities discount.

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Reviewer: Cynthia1 Flores-Frausto1

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

4 Zoning Plan Review Performed on: 8/4/2025

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

Permit #: PB25-10891

Physical Address: 2928 Elinor St

Legal Description: Harlem Gardens Addition, Block 1, Lot 10C

Scope of project: New SFR (8/5/2025: per applicant, home had termite damage to wall and inspector advised them to submit a new SFR permit since it is no longer a remodel permit)

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

Zoning district: B

Lot Area, 2 units: 7,500 sf minimum – Provided: 11,650 sf

Building Square Footage: 2,141sf

Height: 35' maximum – Provided: 21'

Lot Width: 50' minimum at building line 50'

Lot Coverage: 50% maximum – Provided 11.38%

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

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: 35'

Established: 35'

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

Rear: 10' – Provided: 145'

Building Separation: 10' minimum – Provided: 102' 5"

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: 7

Parking spaces required: 6

Parking spaces provided: 2

Section 4.707(d)(2) Two spaces per dwelling unit with up to three bedrooms, plus one

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space per bedroom over three bedrooms, all located behind the front building wall.

Section 6.502(a), Access. Ingress and egress shall be made available to both dwelling units located upon the lot or site by paved driveways operating in such a fashion that independent access shall be provided each unit through the installation of separate driveways. If one unit is to the rear of the lot behind a second unit, a back-up turn-around shall be provided. A parking space shall be provided adjacent to each unit.

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)

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:

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.

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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