



Residential New Building Permit Plan Review Comments

Application: PB25-16394

Date Submitted: 11/25/2025

Status: Plan Review

Date Issued:

Address: 3101 CRENSHAW AVE

Parcel: 159871

Zoning: A-5

Subdivision: BURCHILL ADDITION 2ND FILING

Lot/Block: 9/9

Description of Work:

ADA TDLR:

Energy Code Compliant:

Applicant:

Owner: VICTORY OUTREACH INTERNATL

1230 riverbend dr
dallas, TX 75247

PO BOX 60283

FORT WORTH,, TX 76115

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1583		Living
U	VB	741		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:

Customer Service

Reviewer: April Smith

Email: April.Smith2@fortworthtexas.gov

Phone:

1. MISSING NEZ DOCUMENTS

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/08/2025	Jasmine Lujan
Water Development Review		12/10/2025	

Planning Development Department



Residential New Building Permit Plan Review Comments

NEZ Certification Review	Opt-Out	12/08/2025	April Smith
Building Plan Review	Approved	12/10/2025	David Parker
Issue Permit		12/10/2025	
Mechanical Plan Review	Approved	12/08/2025	David Parker
Plumbing Plan Review	Approved	12/08/2025	David Parker
Electrical Plan Review	Approved	12/10/2025	David Parker
Plan Distribution	Routed for Electronic Review	12/10/2025	David Parker
Plans Coordination	Approved	12/10/2025	David Parker
NEZ Design Guidelines Review	Not Required	12/08/2025	David Parker

General Comments and Additional Permit Information:

Reviewer: David Parker

Email: David.Parker@fortworthtexas.gov

Phone: 817-392-2657

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

City Plans Examiner: David Parker

Phone # (817) 392- 2657

@fortworthtexas.gov

Date 12/08/2025

Development Services

Residential Review Notes

IRC 2021 / CFW ORD. # 25383

Address: 3101 Crenshaw Ave

Permit #: PB25-16394

Construction type: VB

Project Area: 7000

Occupancy & Use: R-3: 1583; U:741 Sq. Ft.

Scope of Work: Single Family Residence

2015 IECC Compliance – Texas A&M Engineering 2015 IECC Specialists using IC3 version 4.6.1 – Projected rating 3% ERI above code

Professional engineer certified foundation plans: Benedict N. Iloanya, PE 143717

Professional engineer certified structural plans Benedict N. Iloanya, PE 143717

Professional engineer certified braced wall plans: Not provided - HOLD

WINDOWS

Max U-factor is 0.35

Max SHGC is 0.25

Planning Development Department



Residential New Building Permit Plan Review Comments

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.
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 openable. 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.

Planning Development Department

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.

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.