



Residential New Building Permit Plan Review Comments

Application: PB25-11187

Date Submitted: 08/06/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 2900 OWENWOOD DR

Parcel: 174513

Zoning: A-10

Subdivision: MOCKINGBIRD LANE ADDITION

Lot/Block: 26/4

Description of Work: New Residential Home Build

ADA TDLR:

Energy Code Compliant:

Applicant: Sid Henggeler

Owner: Poulos, Bradley C

3627 Norfolk Rd

2820 HARLANWOOD DR

Fort Worth, TX 76109

FORT WORTH, TX 76109

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	5485.89	27	Living
U	VB	613.65	3	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:

Customer Service

Reviewer: Janice Arnett

Email: Janice.Arnett@fortworthtexas.gov

Phone:

1. 08/07/2025

MISSING PLUMBING AND MECHANICAL PLANS
MONOTONY CHECKLIST
LOT DRAINAGE GUIDE

Planning Development Department



Residential New Building Permit Plan Review Comments

Building

Reviewer: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

1. 9/10/2025--Floor Plan--Please list the use for all rooms in the house. If the upstairs is used for attic or storage, please list it as such. We can not accept "unfinished" as a use for the rooms upstairs. Submit this plan along with the entire plan-set as a revision.
2. 9/10/2025--Res-Check--Your Res-Check energy code document references the 2009 version of the International Energy Conservation Code (2009 IECC). The City of Fort Worth has adopted the 2015 IECC. Please correct the Res-Check to reflect the 2015 IECC and submit the document with the entire plan-set as a revision. Please read Table 402.1 2015 IECC Insulation and Fenestration Requirements by Component. We are in Climate Zone 3 in the 2015 IECC. You have listed R19 Continuous Insulation for the ceiling. In fact, for everything. If you intend to do the Simulated Performance Alternative, please read Section R405 of the 2015 IECC and submit the requirements listed therein.
3. 9/10/2025--Res-Check 2--The Res-Check submitted, the address does not match the address on the permit. Please correct the address to reflect 2900 Owenwood Dr. and submit the Energy Code document along with the entire plan-set as a revision.

Planning Development Department



Residential New Building Permit Plan Review Comments

Electrical

Reviewer: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

1. 9/10/2025—Smoke & CO Detectors—Section R314 of the 2021 International Residential Code (2021 IRC) states: Smoke alarms shall comply with NFPA 72 and shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

R314.2.1 New Construction—Smoke alarms shall be provided in dwelling units.

R314.3 Location—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 and 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. 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 this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of a hallway by 24 inches or more.

Carbon Monoxide Alarms—Section R315 of the 2021 International Residential Code (2021 IRC) states:

Section R315.1 Carbon monoxide alarms shall comply with Section R315

Section R315.1.1 Carbon monoxide alarms shall be listed in accordance with UL 2304.

Combination Alarms shall be listed with both UL 2304 and UL 217.

Section R315.2.1 For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist:

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

Section R315.3 Carbon monoxide alarms in dwelling units shall be installed outside each sleeping area in the immediate vicinity of the bedrooms. Where a fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Please add the locations of all Smoke and CO alarms on Sheet A-6 Electrical Plan and combine the entire plan-set as a revision.



Residential New Building Permit Plan Review Comments

General

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

1. 9/10/2025--Combine Plans--Please combine all plans together. Start with the cover sheet listing the code years for all applicable codes being utilized, then the site plan, then the floor plan for both stories, each room must be listed for use including the upstairs, then the foundation plan including the engineer letter plus the plans, then the framing plan this should include all header height and sizes with the wall construction, then the roof framing plan, this plan should include all spans and sizes of the lumber and species, then the braced wall plan (shear wall), then the MEP's (Mechanical, Electrical and Plumbing plans), finally the Energy Code Documents. Please combine all these documents into one folder and submit it as a revision.

Mechanical

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

1. 9/10/2025--Mechanical Plan--Submittal Requirements for New Residences and Additions-- Mechanical Plans should include unit location, duct/vent sizes, and all exhaust vents. Please include a detailed mechanical plan with the Plan-Set. Combine all plans together and submit them as a revision.

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.



Residential New Building Permit Plan Review Comments

Plumbing

Reviewer: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

1. 9/10/2025--Plumbing Plans--Submittal Requirements for New Residences and Additions--
Plumbing Plans should include supply line size from water meter, sizes to all fixtures, drain line sizes at all fixtures throughout the house, sewer and vent sizes, gas line sizes if applicable.

Please submit a detailed plumbing plan along with the entire plan-set as a revision.

Water

Reviewer: Elizabeth Armendariz

Email: WaterApps@FortWorthTexas.gov

Phone: 817-392-8250

1. 09.15.25 - CORRECTIONS REQUIRED - Need customer billing information:
 1. Customer Name (for the account)
 2. Customer's Mailing Address
 3. Customer's Tax ID Number
 4. Contact Name (if different from customer name)
 5. Customer's Phone number
 6. Customer's Email address

Please provide customer billing information.

WaterApps@FortWorthTexas.Gov and be sure to add the permit number and address in the subject title.



Residential New Building Permit Plan Review Comments

Zoning

Reviewer: Cynthia1 Flores-Frausto1

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. 9/8/2025 – CORRECTION REQUIRED – Front Yard Setback

The front yard setback for this permit will be set according to the established homes along the block face per ordinance 6.101 (3)(d)(c). The front setback needs to be measured from the front wall to the front property line. Please revise the site plan to include the established front yard setbacks to the house to the left to the subject house under review and measured to the front property line. . **Reminder that all revised files must be uploaded as one complete plan set for all resubmittals.

Per 6.101(3)(d)(c) YARDS.

(3) Setback requirement. The setback requirement shall apply to the entire front, side or rear yard and shall not be limited to the portion of the property that is directly across the street from a residential district. The setback requirement shall extend through the entire block face.

(d) Front yard setbacks.

(1) The front yard setback in residential districts shall be the greatest of:

- a. The platted building line;
- b. The setback for the applicable zoning district; or

c. 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. This requirement is applicable only if homes have been constructed on at least 40% of the lots within the block face. This requirement does not apply to properties within a cul-de-sac.

Additional HOLDS may be placed upon review of revision

2. 9/8/2025 – CORRECTION REQUIRED – URBAN FORESTRY - TREES

Please revise the site plan to show two 3" caliper trees Per 6.507(d) ONE-FAMILY DWELLING UNIT DESIGN STANDARDS.

(d) Infill house. An infill house shall be required to have one minimum three-inch caliper front yard tree of choice, and one minimum three-foot 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 § 6.302.

*Reminder that all revised files must be uploaded as one complete plan set for all resubmittals.

3. 9/8/2025 – Correction Required – Street Side Setback

The side yard setback for this permit will be set by the projected front yard setback of the houses that abut this lot/face Harlanwood. Please revise the site plan to include the front setbacks of the houses at 2816 and 2808 Harlanwood to verify what the side setback is. **Reminder that all revised files must be uploaded as one complete plan set for all resubmittals.

Per Ordinance 6.101 (f) Projected front yard setbacks.

(1) Corner lot.

a. Where a corner lot abuts on the side of a lot facing the other intersecting street, there shall be a side yard on the corner lot equal to the front yard required on the lot adjacent to the rear of the corner lot or separated only by an alley.



Residential New Building Permit Plan Review Comments

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/04/2025	Shanice Reed
Water Development Review	Corrections Required	09/15/2025	Elizabeth Armendariz
Transportation Impact Review	Not Required	09/12/2025	Lamonica Smith
Urban Forestry Review	Approved	09/08/2025	Cynthia1 Flores-Frausto1
Zoning Review	Corrections Required	09/08/2025	Cynthia1 Flores-Frausto1
PARD Review	Approved	09/05/2025	Germaine Joseph
Building Plan Review	Corrections Required	09/10/2025	Scott Edwardson
Mechanical Plan Review	Corrections Required	09/10/2025	Scott Edwardson
Plumbing Plan Review	Corrections Required	09/10/2025	Scott Edwardson
Electrical Plan Review	Corrections Required	09/10/2025	Scott Edwardson
TPW Floodplain Review	Approved	09/15/2025	Robin Stevens
Plan Distribution			
Plans Coordination	Corrections Required	09/16/2025	Scott Edwardson
Parkway Review	Approved	09/08/2025	Jeffrey Wolff

General Comments and Additional Permit Information:

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

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

City Plans Examiner: Scott Edwardson
Phone # (817) 392-6288
Scott.Edwardson@fortworthtexas.gov
Date 09/10/2025
Development Services
Residential Review Notes
IRC 2021PB25-08578
Permit: PB25-11187
Address: 2900 Owenwood Dr.
Legal Desc: Mockingbird Lane Addition Block 4 Lot 26
Contact: Sid Henggeler
Construction type: VB
Project Area: 4149.41
Occupancy & Use: R-3 – 5485.89; U – 613.65

Planning Development Department



Residential New Building Permit Plan Review Comments

Zoning A-10 TCU

Lot Size: 15,361.73

Lot Coverage: 27.01%

Scope of Work: New SFR

Professional engineer

Certified foundation plans Mohammad H. Kabir P.E. 124645

Professional engineer who certified structural plans: Mohammad H. Kabir P.E. 124645

Braced wall plans: Mohammad H. Kabir P.E. 124645

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 **

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.

Planning Development Department



Residential New Building Permit Plan Review Comments

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.

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.



Residential New Building Permit Plan Review Comments

Reviewer: Elizabeth Armendariz
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 - 59' North of South property line (Harlanwood) – See water service requirements listed above

Sewer Tap - 38' South of North property line (Harlanwood) – See water service requirements listed above

Reviewer: Cynthia1 Flores-Frausto1
Email: Cynthia.Flores-Frausto@fortworthtx.gov
Phone:

3 Zoning Plan Review Performed on: 9/8/2025

By: Cynthia Flores-Frausto - cynthia.flores-frausto@fortworthtx.gov – 817-392-7867

Permit #: PB25-11187

Physical Address: 2900 Owenwood Dr

Legal Description: Mockingbird Lane Addition, Block 4, Lot 26

Scope of project: New single-family residence

HOLD NOTES: All items labeled "HOLD" must be addressed. Additional HOLDS may be

Planning Development Department



Residential New Building Permit Plan Review Comments

placed upon review of revisions.

Zoning district: A-10

Overlays: TCU

Building Square footage: 4,536 sf

Height: 35' maximum- 25.58'

Lot coverage: 40% - Provided: 34.89%

Lot Width: 60' minimum at building line – Provided: 110.85'

Front yard driveway coverage: 50% - Provided: driveway in side yard

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: 25' – Provided: 25.03' Hold

Interior Side Yard: 5' – Provided: 5'

Exterior Side Yard: 10' – Provided: 40.49'

Rear: 10' – Provide: 5'

Established setbacks: HOLD left: ? right: End of block

Need setback of house on lot that abuts rear

Parking spaces required: 3 and unfinished 2nd floor

Parking spaces provided: 6

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.

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.

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.

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:

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 habitat the dwelling unit.

Planning Development Department

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.

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.

A parkway permit is required for all new construction projects for sidewalk(s) if not currently existing.