



Residential New Building Permit Plan Review Comments

Application: PB25-11716

Date Submitted: 08/18/2025

Status: Issued

Date Issued: 09/17/2025

Address: 4308 ESPRIT AVE

Parcel: 1312048

Zoning: A-21

Subdivision: MONTRACHET

Lot/Block: 48/6

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

ADA TDLR:

Energy Code Compliant:

Applicant: Diana Carter

Owner: GRALAPP, DANIEL

10401 Prairie Heights Ct

4651 SIDONIA CT

Fort Worth, TX 76108

FORT WORTH,, TX 76126

6823092189

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	7491		
U	VB	2761		

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:

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/19/2025	Latrica Jelks
Water Development Review	Approved	09/17/2025	Morris Peyton
Transportation Impact Review	Approved	08/26/2025	Lamonica Smith
Urban Forestry Review	Approved	08/27/2025	Jeff Chandler
Zoning Review	Approved	08/27/2025	Jeff Chandler
PARD Review	Not Required	08/20/2025	Germaine Joseph
Building Plan Review	Approved	09/08/2025	Jeff Chandler

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Issue Permit	Issued	09/17/2025	Jose Haro
Inspections			
Mechanical Plan Review	Approved	08/27/2025	Jeff Chandler
Plumbing Plan Review	Approved	09/08/2025	Jeff Chandler
Electrical Plan Review	Approved	09/08/2025	Jeff Chandler
Plan Distribution	Routed for Electronic Review	09/17/2025	Jeff Chandler
Plans Coordination	Approved	09/17/2025	Jeff Chandler

General Comments and Additional Permit Information:

Reviewer: Jeff Chandler

Email: Jeffrey.Chandler@fortworthtexas.gov

Phone:

1 Zoning Plans Exam

Residential Zoning Review Notes PB25-11716 – 4308 Esprit Ave

Planning and Development Department PLAN #: Custom

Zoning Review Notes: All reviews are pending stakeout inspection

CFW Zoning Ordinance # 13896-22519

Permit data confirmed on: 08/27/2025

By: Jeff Chandler [817-392-8513]

Scope of project: New SFR

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

SUMMARY: Permit meets minimum standards Y

Holds: _____

Zoning district: "A-21" Type of layout: Single Family Residence

Official Plat: Attached to plans Lot/block number verified Y (Ventana- Blk 6 Lt 48)
FP-19-082 | approved/filed 4/16/2020

Building Square footage: R-3: 7491 U: 2791

Slab: 10,252

Lot Area: 53,481

Lot coverage: 30% maximum, including all structures (Provided 20%)

Height: 35' maximum (Provided: 30.5'

Lot Width: 85' minimum at building line (Provided 190')

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Front yard driveway coverage: 50% maximum (Provided 30%)

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: 30' minimum (provided: 50.00')

Houses on either side: __ L - _50'_ / _R -0' per 3rd party site plan (verify on aerial photo)

Sides: 10' minimum (Provided 11.12' & 20')

Rear: 10' minimum (Provided 133')

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 __5__.

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 has approved UFC permit: (letter or UFC # provided Y – UFC19-0169 - Planting Requirements: Lots up to 25,000 sq.ft.:11 (11) medium – and/or large-canopy trees. An additional medium- or large canopy tree is required for each additional 5,000 sq. ft. or portion thereof.

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 eight 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:

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

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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 kitchen for the exclusive use of the occupants whose intent is to habitat 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:

2 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

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

3 BUILDING - SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 2021
IRC INCLUDING

BUT NOT LIMITED TO:

- 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

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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

ELECTRICAL - SHALL COMPLY WITH THE CITY'S CURRENT ADOPTION OF THE 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

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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

-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 value 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

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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