



## Residential New Building Permit Plan Review Comments

**Application:** PB25-13549

**Date Submitted:** 09/26/2025

**Status:** Awaiting Client  
Reply

**Date Issued:**

**Address:** 1419 E MULKEY ST

**Parcel:** 164843

**Zoning:**

**Subdivision:** RYAN SOUTHEAST ADDITION

**Lot/Block:** 31/7

**Description of Work:** CONSTRUCTION OF NEW SINGLE FAMILY DWELLING; SINGLE-STORY; APPROX. 1,518SF

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Lori Dunham

**Owner:** CHAVEZ, RAMON

1900 Country Club Drive 120

1701 HURLEY AVE

Mansfield, TX 76063

FORT WORTH,, TX 76110

**Building Classification:**

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1343		a/c space
U	VB	90		porch

**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:** Minden Ritz

**Email:** [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)

**Phone:**

1. 10/3/25 - CORRECTIONS REQUIRED - Letter from AOKA Engineering stating they will be doing the building plan review and inspections was not provided. Please provide this letter.
2. 10/3/25 - CORRECTIONS REQUIRED - A window and door schedule was not provided.

Please provide a window and door schedule. Please upload a complete and combined set of plans addressing the corrections. Future holds may still apply.

Planning Development Department



## Residential New Building Permit Plan Review Comments

### **Electrical**

**Reviewer: Minden Ritz**

**Email: [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)**

**Phone:**

1. 10/3/25 - CORRECTIONS REQUIRED - Smoke alarms are not shown on the electrical plan.

R314.3 - 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. Please update the electrical plan to show smoke alarms in the correct areas. Please upload a complete and combined set of plans addressing the corrections.

2. 10/3/25 - CORRECTIONS REQUIRED - GFI outlets are not shown in bathrooms or kitchen

GFI CIRCUITS –2023 NEC 210.8 Ground Fault Interrupter Circuits shall be installed in dwelling units in the following locations:

210.8 (A)(1) - Bathrooms

210.8 (A)(2) - Garages and accessory buildings that have a floor at or below grade level

210.8 (A)(3) - Outdoor receptacles

210.8 (A)(6) - Kitchens where receptacles are installed to serve the countertop surfaces

210.8 (A)(7) - Laundry, utility and wet bar sink – where the receptacles are installed within 6 ft. of the outside edge of the sink

Please update the electrical plan to show GFI outlets in the required areas. Please upload a complete and combined set of plans addressing the corrections.

### **PARD**

**Reviewer: Germaine Joseph**

**Email: [Germaine.Joseph@fortworthtexas.gov](mailto: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.

Planning Development Department



## Residential New Building Permit Plan Review Comments

### ***Parkway***

**Reviewer: Jeffrey Wolff**

**Email: [Jeffrey.Wolff@fortworthtexas.gov](mailto:Jeffrey.Wolff@fortworthtexas.gov)**

**Phone:**

1. Please provide a site plan that shows drive approach and city sidewalk with measurements.

### ***Urban Forestry***

**Reviewer: Minden Ritz**

**Email: [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)**

**Phone:**

1. 10/3/25 - CORRECTIONS REQUIRED - No trees shown on site plan.

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. Please update the site plan to show at least 2 trees. Please upload a complete and combined set of plans addressing the corrections. Future holds may still apply.

Planning Development Department



## Residential New Building Permit Plan Review Comments

### **Water**

**Reviewer: Elizabeth Armendariz**

**Email: [WaterApps@FortWorthTexas.gov](mailto:WaterApps@FortWorthTexas.gov)**

**Phone: 817-392-8250**

1. 10.10.25 - CORRECTIONS REQUIRED - Sewer extension is required to frontage lot. Would need to apply through miscellaneous project or community facility agreement.

There are two (2) options for service installation

Opt A - Miscellaneous project – All requests are subject to a preliminary review to determine if water service can be installed by miscellaneous project.

A miscellaneous project is the Water Department's in-house design option for developer's / customers to use for small extensions, fire line taps, water taps larger than 2 inches and as required by the City due to unusual circumstances.

To receive an estimate you must first apply for a miscellaneous projects online at, <https://aaapps.fortworthtexas.gov/CitizenAccess> under the WATER tab. You must register for a log in to submit your request.

#### Opt B – Community Facility Agreement

The alternative option to city miscellaneous projects is to have water and/or sewer extended under a Community Facility Agreement (CFA).

A CFA is a contract between a Developer and the City for the construction of Community Facilities, on the property in which the City has or will have an ownership or other legal interest, that the City requires to be constructed as a condition of plat or plan approval, or the issuance of a building permit.

You can visit our website for more information regarding Community Facilities Agreement (CFA) and Infrastructure Plan Review (IPRC) which go hand in hand when you as the builder/developer request to have your utility contractor construct the infrastructure.

IPRC Contacts & link to more information – Tablisha Taylor 817-392-6250

<https://www.fortworthtexas.gov/departments/development-services/infrastructure-plan-review-center?BestBetMatch=iprc|a720ba43-6954-4033-b1ac-a72478fc15dc|f3d8342e-e792-4add-b724-7420243aa350|en-US>

CFA Contacts & Link to more information

<https://www.fortworthtexas.gov/departments/development-services/cfa?BestBetMatch=cfa|a720ba43-6954-4033-b1ac-a72478fc15dc|f3d8342e-e792-4add-b724-7420243aa350|en-US>

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## Residential New Building Permit Plan Review Comments

2. 10.10.25 - 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.

3. 10.10.25 - CORRECTIONS REQUIRED - Fees Due. Water tap fee due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

Please provide billing information through third party standard process.

4. 10.10.25 - CORRECTIONS REQUIRED - Fees Due. Water/sewer impact + reducer fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

Please provide billing information through third party standard process.

### **Zoning**

**Reviewer: Minden Ritz**

**Email: Minden.Ritz@fortworthtexas.gov**

**Phone:**

1. 10/3/2025 – CORRECTIONS REQUIRED – driveway and parking is not provided on the site plan.

There is no reference as to the location of the driveway, approach, and the two parking spaces behind the front main wall.

Please revise the site plan to show the location of the driveway with approach and the two parking spaces behind the front main wall.

Please upload a complete and combined set of plans addressing the corrections. Future holds may still apply.

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	09/30/2025	Latrica Jelks
Water Development Review	Corrections Required	10/10/2025	Elizabeth Armendariz

Planning Development Department



## Residential New Building Permit Plan Review Comments

NEZ Certification Review	Opt-Out	09/30/2025	Latrica Jelks
Transportation Impact Review	Not Required	10/07/2025	Lamonica Smith
Urban Forestry Review	Corrections Required	10/03/2025	Minden Ritz
Zoning Review	Corrections Required	10/03/2025	Minden Ritz
PARD Review	Approved	10/01/2025	Germaine Joseph
Building Plan Review	Corrections Required	10/03/2025	Minden Ritz
Mechanical Plan Review	Approved	09/30/2025	Latrica Jelks
Plumbing Plan Review	Approved	09/30/2025	Latrica Jelks
Electrical Plan Review	Corrections Required	10/03/2025	Minden Ritz
TPW Floodplain Review	Not Required	10/09/2025	Robin Stevens
Plan Distribution			
Plans Coordination	Corrections Required	10/13/2025	Don Guy
NEZ Strategic Guidelines Review	Not Required	10/03/2025	Minden Ritz
NEZ Design Guidelines Review	Not Required	10/03/2025	Minden Ritz
Parkway Review	Corrections Required	10/03/2025	Jeffrey Wolff

### General Comments and Additional Permit Information:

**Reviewer:** Minden Ritz  
**Email:** [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)  
**Phone:**

1 Zoning Plans Exam  
Residential Zoning Review Notes PB25-13549 | 1419 E Mulkey  
St  
Planning and Development Department Plan # Custom Home  
Zoning Review Notes: All reviews are pending stakeout inspection  
CFW Zoning Ordinance # 13896-19602

Permit data confirmed on: 1/10/2025  
By: Minden Ritz [817-392-2322]

Scope of project: Single-Family Residence  
HOLD NOTES: All items labeled "HOLD" must be addressed  
SUMMARY: Permit meets minimum standards Y  
Zoning district: "A-5" Type of layout: Single-Family Residence

Official Plat: Attached to plans Block 7 / Lot 31 number verified Y

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## Residential New Building Permit Plan Review Comments

Ryan Southeast addition - Filing date: 7/11/2024

Building Square footage: R-3: 1343 U: 90  
Slab SF: 1433  
Lot Area: 6000  
Lot coverage: 50% maximum, including all structures (Provided 23%)  
Height: 35' maximum (Provided 18' 4")  
Lot Width: 50' minimum at building line (Provided 50')  
Front yard driveway coverage: 50% maximum – not provided

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' minimum (Provided 30')  
Houses on either side: (Left: vacant / Right: vacant )  
Sides: 5' minimum (Provided Left: 5' / Right: 12')  
Rear: 5' minimum (Provided 45')

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: 3 Parking spaces required 2 provided not provided

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 UFC: INFILL

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.

Exterior walls shall consist of a minimum of 50% masonry. Exposures to a minor arterial or wider street shall require 100% masonry construction except where such building face is obscured by a minimum six (6) foot masonry wall. "Masonry" shall include brick, stone, cementitious fiber concrete products or stucco. Similar products made from such materials and/or durable recycled material shall be allowed as approved by the Building Official.

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

Planning Development Department



## Residential New Building Permit Plan Review Comments

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)

**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.  
**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: Minden Ritz**

**Email: [Minden.Ritz@fortworthtexas.gov](mailto:Minden.Ritz@fortworthtexas.gov)**

**Phone:**

### 2 ` \*\*\*\*\* Residential Code Review Comments \*\*\*\*\*

City Plans Examiner: Minden Ritz

Phone # (817) 392- 2322

@fortworthtexas.gov

Date 09/30/2025

Development Services

Residential Review Notes

IRC 2021 / CFW ORD. # 25383

Permit #: PB25-13549

Address: 1419 E Mulkey St

Construction type: VB

Project Area: 1433

Occupancy & Use: R-3 – 1,343 U - 90

Scope of Work: New Single Family Residential

Professional engineer certified foundation plans: Elliott Stovall #82774

Professional engineer who certified structural plans: Elliott Stovall #82774

Braced wall plans: Elliott Stovall #82774

### WINDOWS

Max U-factor is 0.35

Max SHGC is 0.25

DOORS – U-factor

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## Residential New Building Permit Plan Review Comments

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 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

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## Residential New Building Permit Plan Review Comments

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.

13. M1502.4.5.1 SPECIFIED LENGTH – The maximum length of a clothes dryer exhaust duct shall not exceed 35 feet from the connection to the transition duct from the dryer to the outlet terminal.- The maximum length of the duct shall be reduced 2.5 feet for every 45 degree bend and 5 feet for each 90 degree bend.

### 1 & 2 FAMILY ELECTRICAL

14. RECEPTACLE OUTLETS – Receptacles shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 feet from a receptacle outlet (E3901.2.1).

15. COUNTERTOP RECEPTACLES - E3901.4.1 Wall countertop space. A receptacle outlet shall be installed at each wall countertop space 12 inches (305 mm) or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches (610 mm), measured horizontally from a receptacle outlet in that space.

16. E3901.4.2 Island countertop spaces. At least one receptacle outlet shall be installed at each island countertop space.

17. E3901.4.3 Peninsular countertop space. At least one receptacle outlet shall be installed at each peninsular countertop.

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18. E3901.4.4 Separate spaces. Countertop spaces separated by range tops, refrigerators, or sinks shall be considered as separate countertop spaces

19. GFI CIRCUITS

20. 210.52 (G) At least one receptacle outlet, in addition to those for specific equipment, shall be installed in each basement, in each attached garage, and in each detached garage with electric power.

21. Arc-Fault Circuit Interrupter Protection 2023 NEC 210.12(A)

All 120 volt, single phase, 15 and 20 ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type, installed to provide protection of the branch circuit.

22. Heating, Air-Conditioning and Refrigeration Equipment Outlet – 2023 NEC 210.63

A 125-volt, single-phase, 15 or 20 ampere rated receptacle outlet shall be installed at an accessible location for the servicing of heating, air-conditioning and refrigeration equipment. The receptacle shall be located on the same level and within 25 feet of the heating, air-conditioning and refrigeration equipment.+

23. Luminaries in Clothes Closet: Luminary Types and location must comply with 2023 NEC 410.16

24. Electricity will not be released until Transportation & Public Works (TPW) has approved sidewalk and drive approach inspections

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