



Residential New Building Permit Plan Review Comments

Application: PB25-11237

Date Submitted: 08/06/2025

Status: Issued

Date Issued: 09/19/2025

Address: 3133 FARMSTEAD LN

Parcel: 1513840

Zoning: CR

Subdivision:

Lot/Block: 14/29

Description of Work: Single family home new construction

ADA TDLR:

Energy Code Compliant:

Applicant: Chris Sobecki

Owner: ORCHARD FARMS VENTURES LLC

8281 E Gelding Drive

405 GOLFWAY DR W

Scottsdale, AZ 85260

ST AUGUSTINE,, FL 32095

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1451		Living Space
U	VB	535		Garage/patio/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:

General

Reviewer: Deshia Hawkins

Email: Deshia.Hawkins@fortworthtexas.gov

Phone:

1.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/07/2025	Deshia Hawkins
Water Development Review	Approved	09/18/2025	Maria Lopez

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Transportation Impact Review	Approved	08/13/2025	Lamonica Smith
Urban Forestry Review	Approved	08/08/2025	Rosalee Rivera
Zoning Review	Approved	08/08/2025	Rosalee Rivera
PARD Review	Not Required	08/07/2025	Germaine Joseph
Building Plan Review	Approved	08/15/2025	Minden Ritz
Issue Permit	Issued	09/19/2025	Latrica Jelks
Inspections			
Mechanical Plan Review	Approved	08/15/2025	Minden Ritz
Plumbing Plan Review	Approved	08/15/2025	Minden Ritz
Electrical Plan Review	Approved	08/15/2025	Minden Ritz
Plan Distribution	Routed for Electronic Review	09/18/2025	Maria Lopez
Plans Coordination	Approved	09/18/2025	Minden Ritz

General Comments and Additional Permit Information:

Reviewer: Minden Ritz
Email: Minden.Ritz@fortworthtexas.gov
Phone:

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

City Plans Examiner: Minden Ritz
Phone # (817) 392- 2322
@fortworthtexas.gov
Date 08/15/2025
Development Services
Residential Review Notes
IRC 2021 / CFW ORD. # 25383

Permit #: PB25-11237
Address: 3133 Farmstead Ln

Construction type: VB
Project Area: 1396
Occupancy & Use: R-3 – 1451 ; U - 535

Scope of Work: New Single Family Residential

Professional engineer certified foundation plans: Miles C. Allard PE#134545
Professional engineer who certified structural plans: Miles C. Allard PE#134545
Braced wall plans: Miles C. Allard PE#134545

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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 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

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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.

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.

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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.

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 –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

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

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

2025 rate with no adequate facilities discount.

Reviewer: Rosalee Rivera
Email: Rosalee.Rivera@fortworthtexas.gov
Phone: 817-392-2222

3 Zoning Plan Review Performed On: 08/08/2025
By: Rosalee Rivera – 817-392-2429 – rosalee.rivera@fortworthtexas.gov

Permit #: PB25-11237
Physical Address: 3133 Farmstead Ln
Legal Description: ORCHARD VILLAGE – Block 29 – Lot 17
Plat: FP-18-109
Scope of project: Single Family Residence

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

Zoning district: CR - Building to R1 District, One Family Detached Units

Overlays: N/A

Minimum Lot Size 3000 sf: Provided – 3360 sf.

Building Square Footage: Slab 1454 sf
Maximum Height 35: Provided – 24.10'
Lot Width: 30' minimum / Provided: 30'

Lot Coverage: 43%

**No front yard entry driveway or parking

Monotony: Unit Type 3D– Two story single family

Trees: Approved UFC18-0170

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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)

Established Setbacks: new subdivision – N/A // Adjacent homes to be built at 10'

Front: 0 feet minimum – 25.50'

Side Yard: 3 feet minimum – 3' for both sides

Rear: 5 feet minimum – Provided: 20'

No. of bedrooms: 3

Parking spaces required: 2

Parking spaces provided: 2 – Rear entry garage

Additional Comments:

§ 4.708 ZERO LOT LINE/CLUSTER ("R1") DISTRICT

(a) Purpose and intent. It is the purpose of the zero lot line/cluster ("R1") district to provide a specific zone for the development of one-family and two-family dwelling units where such dwelling units are developed on smaller lot areas and zero yards, including such uses accessory thereto. It is also for the purpose of providing for the development of one-family homes on unique patterned lots clustered around a common access road or cul-de-sac.

(b) Uses. In the zero lot line/cluster ("R1") district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. The following housing types shall be permitted:

- (1) Detached zero lot line units;
- (2) Attached zero lot line units; and
- (3) Cluster housing units.

(c) Property development standards. The minimum dimension of lots and yards and the height of buildings in the zero lot line/cluster ("R1") district shall be as shown in the tables on the following pages. See division (d)(5) of this section.

(d) Other development standards. Development in the zero lot line/cluster ("R1") district may be subject to a variety of general development standards in Chapter 6, and the following provisions.

- (1) Signs. On-premises signs subject to the following:

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a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.

b. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.

(2) Parking. Two spaces per dwelling unit, located behind the front building line, except for limited local streets, where four spaces shall be required, located behind the front building line (see Section 403.D of the subdivision regulations). For nonresidential uses, see Chapter 6 Development Standards, Article 2 Off-Street Parking and Loading.

(3) Landscaping and buffers. Nonresidential uses may require landscaping or buffers. See Chapter 6, Article 3.

(4) Access through residential districts. See § 6.500 Access Through Residential Districts. (A driveway or walk on private property in a one- or two-family district shall not provide access for uses in the "CR" District through the "K" District.)

(5) Residential design standards. A site plan for residential development is required.

a. Zero lot line dwellings.

1. Platting required. All blocks using the zero yard concept shall be platted or replatted to provide a zero-foot setback and a ten-foot access easement per lot.

2. Pattern of yards. The first dwelling unit constructed on a lot within a block shall set the zero lot line pattern of yards for the remaining lots within the block.

3. Corner lot setback. Depending on the zero lot line pattern, the last corner lot may have a setback adjacent to the street a ten-foot setback on the interior side to maintain the pattern.

b. Cluster housing in the "R1" district.

1. General. Under this provision, clustering of residential units may be permitted where such units cluster around a common access road or feed from a loop or cul-de-sac and provided that such development shall conform to the following regulations regarding buildings and structures.

2. Plat required. Such properties shall be platted showing the following, if applicable:

i. Public streets.

ii. Private streets and private access.

iii. Private open space and open space easements.

iv. Utility easements.

v. Public parks.

vi. Pedestrian walkways and bicycle trails.

vii. Lot, block and addition name.

viii. The building setback lines for each lot. Setback lines may be shown on each lot, described in margin comments or described by common detail. In the alternative, the setback lines may be described in a development plan submitted pursuant to division (d)(5)b.vi. below.

3. Open space.

i. The open space, exclusive of paved areas, parking spaces and patios, must be not less than 15 percent of the total lot area.

ii. Provisions, such as a homeowner's association, shall be instituted to provide maintenance for all common open space.

4. One building per lot. No more than one residential building may be located on any lot.

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5. Building separation. A ten-foot setback shall be required between all buildings.
6. Development plan.
 - i. Unless setbacks are shown or described on the plat, a development plan must be submitted showing the proposed setbacks on each lot.
 - ii. Adjustments in the development plan that change the setbacks from one lot to another will not be accepted without a written release from all property owners involved in the adjustment. When amendments are accepted, the original development plan must be withdrawn in its entirety.
 - iii. A development plan shall be reviewed as a site plan under the requirements of § 6.506, unified residential development.
- (6) Reconstruction of nonconforming accessory buildings. A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.
- (7) Garage/carport. No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

Commentary:

(1) Carports/porte cocheres – allowed in side, rear and front yard in certain circumstances. (See § 5.301(d) Accessory Buildings on Residential Lots and § 6.101(a) Yards.)

(2) Fences – two feet high in public open space easement, eight feet high behind front yard. (See § 5.305 Fences for fence requirements for fences allowed for residential dwellings.)

(3) Facade – materials and appearance under § 6.507.

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.

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

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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.

***** end ZONING PLANS EXAM COMMENTS*****

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The City of Fort Worth * 100 Fort Worth Trail * Fort Worth, TX, 76102
817-392-2222 * Fax 817-392-8105