



Residential New Building Permit Plan Review Comments

Application: PB25-16745

Date Submitted: 12/04/2025

Status: Plan Review

Date Issued:

Address: 545 Verna TRL

Parcel: 1647968

Zoning: A-21

Subdivision:

Lot/Block: 1/

Description of Work: New single family residence construction project at 545 Verna Trail N.

ADA TDLR:

Energy Code Compliant:

Applicant: Jonah Mills

Owner: CLARK, SCOTT P

PO Box 1510

1711 5TH AVE

Aledo, TX 76008

FORT WORTH,, TX 76110

8174411090

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	3290		Single Family Residential
U	VB	1751		Garage/Porch/Patio/Balcony

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: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

1. 12/8/2025 - CORRECTIONS REQUIRED - Foundation Plan

Foundation plan uploaded incorrectly. Please upload the foundation plan so the full page is displayed with engineer's stamp shown.

Please upload an updated and complete set of plans. Future holds may still apply.

2. 12/8/2025 - CORRECTIONS REQUIRED - Combine Plans

Please combine all construction plans along with site plan as one pdf document for approval.

Please combine all plans into one PDF document and upload to accela. Once all corrections have been made and plans are combined and reviewed as one document, the full set of plans can be stamped for approval. The full set of stamped plans along with approved permit will need to be present during construction and inspections.

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3. 12/8/2025 - CORRECTIONS REQUIRED - Wind Bracing

Wind bracing plan uploaded incorrectly. Please upload the wind bracing plan so the full page is displayed with engineer's stamp shown.

Please upload an updated and complete set of plans. Future holds may still apply.

Parkway

Reviewer: Jeffrey Wolff

Email: Jeffrey.Wolff@fortworthtx.gov

Phone:

1. Need to show rcp culvert pipe with end safety end treatments, and size of pipe.

Zoning

Reviewer: Rosalee Rivera

Email: Rosalee.Rivera@fortworthtx.gov

Phone: 817-392-2222

1. 12/08/2025 – CORRECTIONS REQUIRED – URBAN FORESTRY

Lot may require an Urban Forestry permit.

Please contact the Urban Forestry (UF) department for information on how to obtain an Urban Forestry permit. I have included the representative within the department and the web address below.

Caleb Olson - 817-392-2328

<https://www.fortworthtx.gov/departments/development-services/urbanforestry>

Please upload the approved Urban Forestry package directly to this permit.

-Any plan sheet that is required to be revised, must be resubmitted as part of one file that is a complete set of plans as each resubmittal is required to be a complete set. Resubmitted Plans file is to be named (address SUB 2 Plan Revision), (address SUB 2 Plan Revision), etc..



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2. 12/08/2025 – INFORMATIONAL - AWAITING CLIENT REPLY –

Correction(s) should only be submitted once the permit is in “Awaiting Client Reply” status. Once the permit has one completed review from all departments the permit will go into “Awaiting Client Reply” status and email will be sent to whomever applied for the permit. At that time the Client (customer/applicant) will reply with the corrections requested by each department. Please do not upload before that time.

-Any plan sheet that is required to be revised, must be resubmitted as part of one file that is a complete set of plans as each resubmittal is required to be a complete set. Resubmitted Plans file is to be named (address SUB 2 Plan Revision), (address SUB 2 Plan Revision), etc..

Additional HOLDS may be placed upon review of revision

3. 12/08/2025--CORRECTIONS REQUIRED – MONOTONY CHECKLIST

You may contact customer service at 817-392-2222 for assistance with locating and uploading the (Monotony Checklist). Please select if this is a custom home unique to the block or provide the checklist with a diagram showing three differences between this property and established homes on the block face, (if applicable).

Please upload the monotony checklist directly to the permit.

Additional HOLDS may be placed upon review of revision

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



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4. 12/8/20258 – CORRECTIONS REQUIRED – SITE PLAN MISSING INFORMATION PER THE A-21 DISTRICT TABLE

Please provide a legend showing which line is the property line and all setbacks; front, side and rear to be measured from the property line to the structure.

Please revise the site plan to show the required information per the (One Family ("A-21") District Table in the ALP website) - https://codelibrary.amlegal.com/codes/ftworth/latest/ftworth_tx/0-0-0-34983#JD_App.A4.702

Please copy and paste the web address above to be routed to the American Legal Publishing (ALP) website to review the required information needed for A-21 Single Family Zoned.

***(All the information requested on the table is required to be shown on the site plan).

4.702(c)(1) ONE-FAMILY ("A-21") DISTRICT.

(c) Property development standards.

(1) In the one-family ("A-21") district, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table:

One-Family ("A-21") District

Lot area 1/2 acre (21,780 square feet) minimum (§§ 6.501 and 7.106)

Lot width 85 feet minimum at building line

Lot coverage 30% maximum

Front yard* 30 feet minimum

Rear yard 10 feet minimum

Side yard * 10 feet minimum

Interior lot 15 feet minimum adjacent to side street and

Corner lot** 10 feet minimum for interior lot line

Height: 35 feet maximum (see Chapter 6, Development Standards, § 6.100, Height)

Notes:

* See Chapter 6, Development Standards, § 6.101(d), Yards for front yard setback requirements.

** May be subject to projected front yard (§ 6.101(f))

-Any plan sheet that is required to be revised must be resubmitted as part of one file that is a complete set of plans as each resubmittal is required to be a complete set. Resubmitted Plans file is to be named (address SUB 2 Plan Revision), (address SUB 2 Plan Revision), etc.

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Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/05/2025	Janice Arnett
Water Development Review			
Transportation Impact Review			
Urban Forestry Review	Corrections Required	12/08/2025	Rosalee Rivera
Zoning Review	Corrections Required	12/08/2025	Rosalee Rivera
PARD Review	Not Required	12/08/2025	Germaine Joseph
Building Plan Review	Corrections Required	12/08/2025	Jesus Olmos
Mechanical Plan Review	Approved	12/08/2025	Jesus Olmos
Plumbing Plan Review	Approved	12/08/2025	Jesus Olmos
Electrical Plan Review	Approved	12/08/2025	Jesus Olmos
Parkway Review	Corrections Required	12/08/2025	Jeffrey Wolff

General Comments and Additional Permit Information:

Reviewer: Jesus Olmos

Email: Jesus.Olmos@fortworthtexas.gov

Phone:

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

City Plans Examiner: Jesus Olmos Jr.

Phone # (817) 392-7858

Jesus.olmos@fortworthtexas.gov

Date 12/08/2025

Development Services

Residential Review Notes

IRC 2021 / CFW ORD. # 25383

Permit #: PB25-16745 – 545 Verna Trl N

Construction type: VB

Project Area: slab 3717sf

Occupancy & Use: R-3 – 3290; U - 1751

Scope of Work: New Two-Story Residence

Professional engineer certified foundation plans: Igor I. Teplitskiy # 94973

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Professional engineer who certified structural plans: Igor I. Teplitskiy # 94973
Braced wall plans: Igor I. Teplitskiy # 94973

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,

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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.

Reviewer: Rosalee Rivera

Email: Rosalee.Rivera@fortworthtexas.gov

Phone: 817-392-2222

1 Zoning Plan Review Performed On: 12/8/2025

By: Rosalee Rivera – 817-392-2429 – rosalee.rivera@fortworthtexas.gov

Permit #: PB25-16745

Physical Address: 545 Verna Trl N

Legal Description: CLARK COVE – Block N/A – Lot 1 // Plat FS-24-294

Scope of project: Single Family Residence

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

Zoning district: A-21

Overlays: N/A

Lot area: 1/2-acre (21,780 square feet) minimum (§§ 6.501 and 7.106); Provided: (Plat) – 47,480 sf. // Urban Forestry permit may be required. Provided contact information to the UF department.

Building Square Footage: Slab 3717 sf.

Lot width: 85 feet minimum at building line; Provided – Per Plat – 315'
Lot coverage: 30% maximum; Provided – 8%

Front yard driveway coverage: TBD – Hold placed – Front yard setback missing

*Front yard: 30 feet minimum; Provided – TBD – Hold placed

*Rear yard: 10 feet minimum; Provided - Provided – TBD – Hold placed

*Side yard *: 10 feet minimum; Provided - Provided – TBD – Hold placed

Interior lot: 15 feet minimum adjacent to side street: Provided – Not Applicable

**Corner lot: 10 feet minimum for interior lot line; Provided – Not Applicable

Height: 35 feet maximum (see Chapter 6, Development Standards, § 6.100, Height);
Provided – 29 feet

Established front yard Setback: Per the district minimum - 30 feet front yard setback -
Provided: Missing – hold placed

No. of bedrooms: 4

(2) Parking. 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.

Parking spaces required: 3

Parking spaces provided: 3 car garage

Monotony: Missing – hold placed

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Trees: Urban Forestry permit required – Hold placed

§ 4.702 ONE-FAMILY (“A-21”) DISTRICT.

(a) Purpose and intent. It is the purpose and intent of the one-family (“A-21”) district to provide a zone with a minimum lot size of one-half acre for semi-rural development of a one-family dwelling on each lot and accessory uses. The minimum lot size of one-half acre may also be appropriate to maintain compatible lot sizes in developed areas, ensure compatibility with adjacent uses, or otherwise promote the public health, safety, morals or general welfare.

(b) Uses. In the one-family (“A-21”) 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 standards of Chapter 5.

(c) Property development standards.

(1) In the one-family (“A-21”) district, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table:

One-Family (“A-21”) District

Lot area 1/2 acre (21,780 square feet) minimum (§§ 6.501 and 7.106)

Lot width 85 feet minimum at building line

Lot coverage 30% maximum

Front yard* 30 feet minimum

Rear yard 10 feet minimum

Side yard * 10 feet minimum

Interior lot 15 feet minimum adjacent to side street - Not applicable

Corner lot** 10 feet minimum for interior lot line - Not applicable

Height 35 feet maximum (see Chapter 6, Development Standards, § 6.100, Height) -
Provided

Notes:

* See Chapter 6, Development Standards, § 6.101(d), Yards for front yard setback requirements.

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.

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