



Residential New Building Permit Plan Review Comments

Application: PB25-16789

Date Submitted: 12/05/2025

Status: Plan Review

Date Issued:

Address: 824 ELMSTEAD DR

Parcel: 1674169

Zoning:

Subdivision:

Lot/Block: 61/2

Description of Work: New Single Family Residential

ADA TDLR:

Energy Code Compliant:

Applicant: Bruce Bealor

Owner: WEATHERFORD 55 LTD

824 Elmstead

3045 LACKLAND RD

Fort Worth, TX

FORT WORTH,, TX 76116

2107247525

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2011	10	Living
U	VB	652	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:

Building

Reviewer: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

1. 12/5/2025--CORRECTIONS REQUIRED--Please submit the entire plan-set with the cover sheet showing all the building codes you are following. Submit this plan as a revision.
2. 12/8/2025--CORRECTIONS REQUIRED--The first page of the Energy Report states that the building "meets or exceeds the 2021 IECC. The City of Fort Worth is currently using the 2015 IECC. Further down in the energy report it does make reference to the 2015 IECC however, the Energy Certificate states the wrong Code Year for the Energy Conservation Code. Please correct the Certificate and submit it with the entire Energy Compliance Form 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. 12/8/2025--CORRECTIONS REQUIRED--On Sheet E-1 the statement is made that the "builder reserves the right to modify plans including switch and outlet locations in accordance with the 2020 NEC". You have redlined it. Thank you. However, that statement needs to be changed to reflect the 2023 NEC. Please submit Sheet E-1 with the corrected statement reflecting the 2023 NEC. Submit this Sheet along with the entire plan-set as a revision. The other redlines can be field evaluated.

Zoning

Reviewer: Scott Edwardson

Email: Scott.Edwardson@fortworthtexas.gov

Phone: (817) 392-6288

1. 12/8/2025--CORRECTIONS REQUIRED--As a 3rd Party company it is requested that you submit a Zoning Summary that includes: Address, Zoned As, Building To, Setbacks, Front, Rear, Left and Right, the Established Setbacks, Left and Right, Lot Coverage Calculation with Lot Size, Total Coverage and Percentage, Front Yard Calculation with the Total Front Yard, Total Drive and Percentage, the Height of the Structure and the Lot width at the Building Line, The Bedrooms provided and the Parking Spaces. Please provide a Zoning summary with all of this information to expedite the review of this and future permits. Submit this summary along with the entire plan-set as a revision.
2. 12/8/2025--CORRECTIONS REQUIRED--On the site plan, it needs to be called out which zoning ordinance you are building to. Please list the Zoned R-2 built to ??? and submit the site plan along with the entire plan-set as a revision.

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	12/05/2025	BJ Bealor
Water Development Review			
Transportation Impact Review			
Urban Forestry Review	Approved	12/08/2025	Scott Edwardson
Zoning Review	Corrections Required	12/09/2025	Scott Edwardson
PARD Review	Not Required	12/08/2025	Germaine Joseph
Building Plan Review	Corrections Required	12/09/2025	Scott Edwardson
Mechanical Plan Review	Approved	12/05/2025	BJ Bealor

Planning Development Department



Residential New Building Permit Plan Review Comments

Plumbing Plan Review	Approved	12/05/2025	BJ Bealor
Electrical Plan Review	Approved	12/05/2025	BJ Bealor
TPW Floodplain Review			

General Comments and Additional Permit Information:

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

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

City Plans Examiner: Scott Edwardson
Phone # (817) 392-6288
Scott.Edwardson@fortworthtexas.gov
Date 12/08/2025
Development Services
Residential Review Notes
IRC 2021
Permit: PB25-16789
Address: 824 Elmstead Dr.
Legal Desc: Westpoint Park Addition Block 2 Lot 61
Contact: B J Bealor
Project Area: 2689
Occupancy & Use: R-3 – 2011 U – 652
Zoning R-2
Setbacks: L- 5.00' R – 5.00' Rear – 31.12'
Lot Size: 6624
Lot Coverage: 46.86% Total of all Structures
Scope of Work: New SFR

Professional engineer
Certified foundation plans Bill Graham P.E. 67899
Professional engineer who certified structural plans: N/R
Braced wall plans: Bill Graham P.E. 67899

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

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Residential New Building Permit Plan Review Comments

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 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

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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.