



## Residential New Building Permit Plan Review Comments

**Application:** PB25-11981

**Date Submitted:** 08/25/2025

**Status:** Issued

**Date Issued:** 09/30/2025

**Address:** 128 COTTONWOOD ST

**Parcel:** 83158

**Zoning:** B

**Subdivision:** MEYER, W H SUBDIVISION

**Lot/Block:** 6/2

**Description of Work:** Build new residential home

**ADA TDLR:**

**Energy Code Compliant:**

**Applicant:** Rick Graff

**Owner:** CD & CP REAL ESTATE III LLC

3815 Austin Ln.

144 COTTONWOOD DR

Fort Worth, TX 76111

FORT WORTH,, TX 76111

### Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2424	12	LIVING SPACE
U	VB	696	3	Garage/Front Porch/Patio Cover

### 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:

#### PARD

**Reviewer:** Germaine Joseph

**Email:** Germaine.Joseph@fortworthtexas.gov

**Phone:**

1. PARD/PDP 26SEPT2025 No PARD Fee Due; PV25-00252 uploaded (replace in-kind). /~GJ

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.

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### **Parkway**

**Reviewer:** Jefferson Owens

**Email:** Jefferson.Owens@fortworthtexas.gov

**Phone:**

1. Need sidewalk along frontage.
2. New construction requires city sidewalk

### **Approval Table:**

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	08/25/2025	Sanchez Collins
Water Development Review	Approved	09/19/2025	Shundalyn Evans
NEZ Certification Review	Certified	08/25/2025	Sanchez Collins
Transportation Impact Review	Not Required	08/27/2025	Lamonica Smith
Urban Forestry Review	Approved	08/29/2025	Cynthia1 Flores-Frausto1
Zoning Review	Approved	09/25/2025	Cynthia1 Flores-Frausto1
PARD Review	Approved	08/25/2025	Germaine Joseph
Building Plan Review	Approved	09/02/2025	Marilyn Hernandez Ayala
Issue Permit	Issued	09/30/2025	Janice Arnett
Inspections			
Mechanical Plan Review	Approved	09/02/2025	Marilyn Hernandez Ayala
Plumbing Plan Review	Approved	09/02/2025	Marilyn Hernandez Ayala
Electrical Plan Review	Approved	09/02/2025	Marilyn Hernandez Ayala
Plan Distribution	Routed for Electronic Review	09/26/2025	Marilyn Hernandez Ayala
Plans Coordination	Approved	09/26/2025	Marilyn Hernandez Ayala
NEZ Design Guidelines Review	Approved	09/25/2025	Cynthia1 Flores-Frausto1
Parkway Review	Approved	09/26/2025	Jefferson Owens

### **General Comments and Additional Permit Information:**

**Reviewer:** Marilyn Hernandez Ayala

**Email:** Marilyn.HernandezAyala@fortworthtexas.gov

**Phone:** 817-392-2827

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## Residential New Building Permit Plan Review Comments

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

City Plans Examiner: Marilyn A. Hernández-Ayala  
Phone #: (817) 392-2857  
Email: [Marilyn.HernandezAyala@fortworthtexas.gov](mailto:Marilyn.HernandezAyala@fortworthtexas.gov)  
Development Services Department  
Residential Review Notes  
IRC 2021 / CFW ORD. # 25383

Address: 128 COTTONWOOD ST  
Permit #: PB25-11981  
Construction type: VB  
Project Area: 6,750  
Occupancy & Use: R-3: 2,424; U: 696

#### Scope of Work: Single Family Residence

2015 IECC Compliance – IECC 2015 Performance compliance results calculated using UA trade-off energy and code compliance algorithm – Design exceeds requirements for IECC 2015 performance compliance by 0%

Professional engineer certified foundation plans: Matthew D. Vinson, PE# 98392  
Professional engineer certified structural plans: Matthew D. Vinson, PE# 98392  
Professional engineer certified braced wall plans: Matthew D. Vinson, PE# 98392

#### 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.

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



## Residential New Building Permit Plan Review Comments

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. Foundation: Foundation shall comply with all specifications of the Fort Worth Residential Code, IRC 2021 Chapter 4. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practices.
6. Floors: Floors shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 5. Floor construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements.
7. Walls: Walls shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 6. Wall construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements.
8. Roofs and Ceiling Construction shall comply with all specifications of Fort Worth Residential Code, IRC 2021 Chapter 8. Roof and ceiling construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements. All roof coverings shall be a minimum of Class C. Replacement shingles or shakes shall be a minimum of Class C.
9. Attic Space – Construction of a sloped or flat roof over an existing roof in a manner that creates and attic or concealed space shall require the removal of any existing roofing material composed of tar, asphalt or roof insulation from the newly created attic space. R-38 insulation required.
10. Gypsum Board & Textured Ceilings: On ceilings to receive a water base texture material, either hand or spray applied, gypsum board shall be installed perpendicular to framing. Board thickness shall be increased from 3/8 inch to ½ inch for 16 inch on center framing and from ½ inch to 5/8 inch for 24 inch on center framing.
11. Exterior siding 2021 IRC R703.1 – Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water resistive barrier behind the exterior veneer as required by section R703.2
12. Interior wall covering shall comply with IRC 2021 R702.3

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13. Insulation shall comply with IRC 2021 R316 and IECC 2015 R402.1.

14. Smoke detectors: Smoke detectors are required to be installed when one or more sleeping rooms are added or \$1000.00 of repairs and improvements are made. Smoke detectors are to be hard wired and interconnected.

15. Smoke alarms: 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 as per section R314.1 of the 2021 IRC.

16. Habitable rooms shall meet the minimum required glazing and ventilation area as per Sec. R303 of the 2021 IRC.

Glazing must be equal or greater than 8% of floor area of room, ventilation must equal 4% of floor area of room. Exceptions are bathrooms and media rooms with adequate mechanical ventilation as defined in the 2021 IRC R303.

17. 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

18. 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.

19. Table R302.1(1) Roof eave projections require Fire-resistance rating of 1 hour on the underside.

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plat to the underside of the roof sheathing.

b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent opening are not installed.

20. 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.

21. BATHROOM FIXTURES – R307 – Toilet, shower and bath fixtures shall be spaced as per figure 307.1

R307.2 Bathtub and shower floors and walls above bathtubs with installed shower heads

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and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.

22. 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.

**EXCEPTION:** The glazed area shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation requirements are 50 cfm for intermittent ventilation and 20 cfm for continuous ventilation. Ventilation air shall be exhausted directly to the outside.

### 23. GLAZING – HAZARDOUS LOCATIONS - R308

R308.1 – Each pane of glazing installed in a hazardous area shall be permanently identified

R308.4 – COMMON HAZARDOUS LOCATIONS include: Sliding glass door assemblies, storm doors, enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers where the bottom exposed edge of the glazing is less than 60" above a standing or walking area. Refer to R308.4 for a list of all hazardous locations.

24. 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.

### 25. MEANS OF EGRESS – R311

R311.2 – Each dwelling unit shall have not less than one exit door

R311.6 – Minimum hallway width shall not be less than 36"

### 26. 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.

27. WATER HEATERS: M2005.2 – Fuel fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be



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installed in a sealed enclosure so that combustion air will not be taken from the living space. Installation of direct-vent water heaters within an enclosure is not required.

28. IRC Section M1305.1.3, per 2021 IRC Local Amendments Ord. 22519-01-2017 - Water heaters shall not be installed in residential attics. Exception: Tankless water heaters.

29. 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.

30. 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.

### 31. 1 & 2 FAMILY ELECTRICAL

32. 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).

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.

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

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

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

33. 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

34. 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.

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### 35. 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.

### 36. 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.

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

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

### 39. A sidewalk is required for all frontages facing a street <http://fortworthtexas.gov/planninganddevelopment/permits/streets/> .

### 40. SUBJECT TO SITE INSPECTORS APPROVALS

**Reviewer:** Cynthia1 Flores-Frausto1

**Email:** [Cynthia.Flores-Frausto@fortworthtexas.gov](mailto:Cynthia.Flores-Frausto@fortworthtexas.gov)

**Phone:**

1 Zoning Plan Review Performed on: 9/25/2025

By: Cynthia Flores-Frausto – 817 392 7867 – [Cynthia.Flores-Frausto@fortworthtexas.gov](mailto:Cynthia.Flores-Frausto@fortworthtexas.gov)

Permit #: PB25-11981

Physical Address: 128 Cottonwood St

Legal Description: MEYER, W H SUBDIVISION Block 2 Lot 6

Scope of project: New single-family residence

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

Zoning district: A-5- Type of layout: Single family

Building Square Footage: 3,145 SF

Height: 35' maximum – Provided: 25'

Lot Width: 50' minimum at building line = 50'

Lot Coverage: 50% maximum – Provided 46.59%

Front yard driveway coverage: 50% maximum - Provided 43.13%

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## Residential New Building Permit Plan Review Comments

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' – Provided: 28.96'

Establish Setback: 25'

Interior Side Yard: 5' – Provided: L) 5' R) 5'

Rear: 5' – Provided: 31.56'

Monotony: Custom house

Infill Trees: 2

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.

No. of bedrooms: 4

Parking spaces required: 3

Parking spaces provided: 4

Section 4.705.D.2 Single Family Home: Two (2) spaces located behind the front building wall for dwelling units with three (3) or fewer bedrooms, plus one (1) space located behind the front building wall or in the driveway for each bedroom above three (3). 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.

### Additional Comments:

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.

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.

(Code 1964, § 26-102.3; Ord. No. 8288, § 1, 3-10-81)

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.

Any detached single family residential dwelling constructed after the effective date of this ordinance April 26, 2007 shall be required to conform to the following architectural and tree planting requirements:

The same elevation shall not be permitted within a six lot pattern, on an adjacent lot or on a lot directly across the street as depicted in the diagram below.

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.

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## Residential New Building Permit Plan Review Comments

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. In all instances, a minimum of 40% canopy cover per lot must be achieved in accordance with Section 6.302.D.

"A permit will not be issued until the Urban Forestry installation." Please contact the Urban Forestry Compliance staff to get the requirements to submit a UFC plan for review or to provide the UFC number for the Urban Forestry release of the building permit. These may be submitted to <http://fortworthtexas.gov/planninganddevelopment/urbanforestry/>

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 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.

Zoning Plan Review Performed on: 9/12/2025  
By: Cynthia Flores-Frausto – 817 392 7867 – [Cynthia.Flores-Frausto@fortworthtexas.gov](mailto:Cynthia.Flores-Frausto@fortworthtexas.gov)

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Zoning district: A-5- Type of layout: Single family

Building Square Footage: 3,145 SF  
Height: 35' maximum – Provided: 25'  
Lot Width: 50' minimum at building line = 50'

Lot Coverage: 50% maximum – Provided 46.59%

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## Residential New Building Permit Plan Review Comments

Front yard driveway coverage: 50% maximum - Provided 43.13%

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' – Provided: 28.96' (Hold – Need adjacent setbacks)

Interior Side Yard: 5' – Provided: L) 3' R)

Rear: 5' – Provided: 31.56'

Monotony: Incomplete – Hold

Infill Trees: 2

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