



Residential New Building Permit Plan Review Comments

Application: PB25-15428

Date Submitted: 11/04/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 1636 LAKESIDE DR

Parcel: 245915

Zoning: A-5

Subdivision: SOUTH SEMINARY ADDITION

Lot/Block: 20/16

Description of Work: REQUESTING PERMIT CONTRCTION FOR NEW RESIDENTIAL HOUSE

ADA TDLR:

Energy Code Compliant:

Applicant:

Owner: RIOJAS, ROY

745 CLEARWOOD DR

2000 FLOYD HAMPTON RD

DALLAS, TX 75232

CROWLEY,, TX 76036

4699961545

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	1800		Living Space
U	VB	228		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:

Customer Service

Reviewer: Taryn Wilson

Email: Taryn.Wilson@fortworthtexas.gov

Phone:

1. Missing plat

Parkway

Reviewer: Jefferson Owens

Email: Jefferson.Owens@fortworthtexas.gov

Phone:

1. Need to show 5' sidewalk along frontage.

Planning Development Department



Residential New Building Permit Plan Review Comments

Water

Reviewer: Maria Lopez

Email: WaterApps@FortWorthTexas.gov

Phone: 817-392-8250

1. 12/10/25 - CORRECTIONS REQUIRED -

12/05/25 - 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.

2. 12/10/25 - CORRECTIONS REQUIRED -

12/05/25 - CORRECTIONS REQUIRED - Fees Due. Water tap fees due. Contact Water Applications at 817-392-8250 or WaterApps@fortworthtexas.gov to provide proposed water meter and sewer information.

What size of meter is customer requesting?

3. 12/10/25 - CORRECTIONS REQUIRED -

12/05/25 - CORRECTIONS REQUIRED - Revise site plan to show locations of proposed water service and sewer service to proposed drive approach.

Sec 5.18.2.1 Meter boxes can only be installed in non-paved areas. Water service and meter box must be installed 1-foot offset from the property line in the parkway and have a 9-foot horizontal separation from the sewer service. The normal location for meter boxes is 2.5 feet behind the back of curb.

In no case shall the water meter box (and meter) be outside of the public right-of-way or water easement.

Sec 6.4.1.3 Wastewater service should avoid placement in driveways and have a 9-foot horizontal separation from the water service.

Service should be installed South or West of the proposed driveway location.



Residential New Building Permit Plan Review Comments

4. 12/10/25 - CORRECTIONS REQUIRED -

12/05/25 - CORRECTIONS REQUIRED - Sewer Extension required due to depth and size of sewer man

There are two (2) options for service installation

EXTENSIONS

*Extend Water and/or Sewer main (At customers expense) There are two (2) options for extending public mains and services

Opt A - Miscellaneous project – (WMP) All requests are subject to a preliminary review to determine if water/sewer main can be extended under a 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. **A water and sewer misc. project must have separate WMP permit numbers.** Returned water/sewer WMP design must match building plan design to avoid further delay and WMP cost must be paid prior to Water Applications BUILDING permit approval.

See attached handout detailing what you must provide to apply for a miscellaneous project. Miscellaneous projects can be applied 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 - (CFA) 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. Provide CFA #, IPRC #, CPN # for the installation of the services. Fees will not be collected until CFA is executed, and IPRC has been fully accepted.

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>



Residential New Building Permit Plan Review Comments

5. 12/10/25 - CORRECTIONS REQUIRED -

12/05/25 - CORRECTIONS REQUIRED - Need customer billing information:

Customer Name (for the account)

Customer's Mailing Address

Customer's Tax ID Number

Contact Name (if different from customer name)

Customer's Phone number

Customer's Email address

Please contact Water Applications at 817.392.8250 to provide customer billing information.

Please provided customer billing information to waterapps@fortworthtexas.gov and be sure to add the permit number and address in the subject title.

Zoning

Reviewer: Cynthia Flores-Frausto

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

1. 12/11/2025- Continued hold

12/2025- Correction Required- Monotony Checklist

The monotony checklist is missing in this submittal. If this is not a custom house, a monotony checklist with a diagram of the elevations for each address/house that the subject house is compared to in the 6-lot pattern needs to be provided to verify this requirement will be met. See below link for the residential submittal checklist on monotony for further instruction. Please upload the missing checklists to Accela to continue the review. *Additional holds may apply. Reminder, all revised files need to be combined and uploaded as one PDF to Accela addressing all permit holds

<https://www.fortworthtexas.gov/departments/development-services/permits/residential-building-permit>

2. 12/11/2025- Continued hold

12/2025- Correction Required – Lot Survey Required

The lot dimensions provided on the site plan do not match what is in our zoning map. It is not easily readable on the plat either to verify the lot dimension. Please provide a lot survey with the dimensions, easements, and right of way recorded on it to continue the review. *Additional holds may apply. Reminder, all revised files need to be combined and uploaded as one PDF to Accela addressing all permit holds

3. 12/11/2025- Continued hold

12/2025- Correction Required – Adjacent Front Yard Setbacks

Please note on the site plan if the adjacent lots are vacant or the front yard setback of the adjacent homes need. The front yard setback is measured from the front wall (not garage) to the front property line. The setbacks are needed to verify the established setback for the block face.

*Additional holds may apply. Reminder, all revised files need to be combined and uploaded as one PDF to Accela addressing all permit holds



Residential New Building Permit Plan Review Comments

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	11/24/2025	Latrica Jelks
Water Development Review	Corrections Required	12/10/2025	Michelle Canright
Transportation Impact Review	Approved	12/02/2025	Lamonica Smith
Urban Forestry Review	Approved	12/02/2025	Cynthia Flores-Frausto
Zoning Review	Corrections Required	12/11/2025	Cynthia Flores-Frausto
PARD Review	Not Required	11/25/2025	Germaine Joseph
Building Plan Review	Approved	12/05/2025	Gustavo Ramirez
Mechanical Plan Review	Approved	11/24/2025	Gustavo Ramirez
Plumbing Plan Review	Approved	11/24/2025	Gustavo Ramirez
Electrical Plan Review	Approved	11/24/2025	Gustavo Ramirez
Plan Distribution	Routed for Electronic Review	12/05/2025	Gustavo Ramirez
Plans Coordination	Corrections Required	12/11/2025	Gustavo Ramirez
Parkway Review	Corrections Required	12/08/2025	Jefferson Owens

General Comments and Additional Permit Information:

Reviewer: Gustavo Ramirez
Email: Gustavo.Ramirez@fortworthtexas.gov
Phone:

4 ***** Residential Code Review Comments *****
City Plans Examiner: Gustavo Ramirez
Phone # (817) 392- 7849
@fortworthtexas.gov
Date 11/24/2025
Development Services
Residential Review Notes
IRC 2021 / CFW ORD. # 25383

Permit #: PB25-15428
Address: 1636 Lakeside Dr N

Construction type: VB
Lot SF: 7500
Home SF: 2028
Occupancy & Use: R-3 - 1800; U -228

Planning Development Department



Residential New Building Permit Plan Review Comments

Scope of Work: New Single Family Residential

Professional engineer certified foundation plans: Xavier Chapa PE#42335
Professional engineer who certified structural plans: Xavier Chapa PE#42335
Braced wall plans: Xavier Chapa PE#42335

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

Planning Development Department



Residential New Building Permit Plan Review Comments

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

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.



Residential New Building Permit Plan Review Comments

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.

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 –2020 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 2020 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 – 2020 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 2020 NEC 410.16

Planning Development Department



Residential New Building Permit Plan Review Comments

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

25. SUBJECT TO INSPECTORS APPROVAL

Reviewer: Maria Lopez

Email: WaterApps@FortWorthTexas.gov

Phone: 817-392-8250

1 WATER APPLICATIONS

*** IMPORTANT*** PLEASE READ WATER AND SEWER SERVICE LOCATION REQUIREMENTS ***

Sec 5.18.2.1 Meter boxes can only be installed in non-paved areas. Water service and meter box must be installed 1-foot offset from the property line in the parkway and have a 9-foot horizontal separation from the sewer service. The normal location for meter boxes is 2.5 feet behind the back of curb.

In no case shall the water meter box (and meter) be outside of the public right-of-way or water easement.

Sec 6.4.1.3 Wastewater service should avoid placement in driveways and have a 9-foot horizontal separation from the water service.

Service should be installed South or West of the proposed driveway location.

To prevent delays for a meter set, ensure the following criteria is met:

- Address must be clearly posted, i.e., visible and big enough to see
- No debris or material over the meter box
- Meter box must be in the ground to grade per city specification

EXISTING SERVICE LOCATIONS

Water Tap – None – See water service requirements listed above

Sewer Tap – None - See water service requirements listed above

Reviewer: Cynthia Flores-Frausto

Email: Cynthia.Flores-Frausto@fortworthtx.gov

Phone:

2 Zoning Plan Review Performed on: 12/2/2025

By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.Flores-Frausto@fortworthtx.gov

Permit #: PB25-15428

Physical Address: 1636 Lakeside Dr N

Legal Description: SOUTH SEMINARY ADDITION Block 16 Lot 20

Scope of project: New single-family residence only – detached garage will need a separate

Planning Development Department



Residential New Building Permit Plan Review Comments

permit

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: 2,028 sf

Height: 35' maximum – Provided: 19.4'

Lot Width: 50' minimum at building line = Hold

Lot Coverage: 50% maximum – Provided % Hold

Front yard driveway coverage: 50% maximum - Provided 21.7%

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: Hold

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

Rear: 5' – Provided: Hold

Monotony: Missing checklist- Hold

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: 3

Parking spaces required: 2

Parking spaces provided: 2

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

Planning Development Department

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.

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.

Reviewer: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

3 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.