



Residential New Building Permit Plan Review Comments

Application: PB25-14972

Date Submitted: 10/26/2025

Status: Awaiting Client
Reply

Date Issued:

Address: 3116 TANGLEWOOD TRL

Parcel: 181498

Zoning: A-7.5

Subdivision: TANGLEWOOD ADDITION (FT WORTH) **Lot/Block:** 17/2

Description of Work: X TEAM /// A new single family custom home

ADA TDLR:

Applicant: Donald Plattner
1315 Amber Ct.
Keller, TX 76248

Energy Code Compliant:

Owner: RENTERIA, CHERYL
708 ARCH ADAMS LN
FORT WORTH,, TX 76107

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	4215	21	New 2-story Single Family Dwelling
U	VB	740		New Attached Garage

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: Michael Still
Email: Michael.Still@fortworthtexas.gov
Phone: 817-392-2801

1. 10/31/2025 - CORRECTIONS REQUIRED - The RESCheck energy report is performed to the 2021 IECC and considering 2a climate zone.

Please provide a revised RESCheck energy report which is performed to the 2015 IECC (which is currently adopted by the City of Fort Worth) using Climate zone 3A instead of 2A. Be sure to express the specific attic insulation to be installed.

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Electrical

Reviewer: David Heiliger
Email: David.Heiliger@fortworthtexas.gov
Phone: 817-392-2823

1. Correction Required 10/29/2025: Worksurfaces / countertop receptacles and island receptacles to meet 2023 NEC 210.52 (B) (3). Location of the countertop receptacles as drawn do look to meet the requirements in the code listed above. Receptacles are not allowed to be below the countertop, use of "popup" countertop receptacles may be required. Including island receptacles or blank off in j-box. Revise drawings to meet this requirement.

Mechanical

Reviewer: Rodney Brown
Email: Rodney.Brown@fortworthtexas.gov
Phone: 817-392-2605

1. 10/31/25 - The schedule indicates that the AHUs will be gas furnaces. Please provide gas connection and venting details.

Plumbing

Reviewer: Rodney Brown
Email: Rodney.Brown@fortworthtexas.gov
Phone: 817-392-2605

1. 10/31/25 - CORRECTION REQUIRED - AHUs are shown to be gas furnaces. Please provide gas piping details and connections to the air handlers.

Water

Reviewer: Shundalyn Evans
Email:
Phone:

1. 11/04/25 --CORRECTIONS REQUIRED-- revise site plan to show the distance of the existing water meter to the new driveway. It is the responsibility of the builder to locate and verify the existing water meter location.

Please upload revised site plan for review.

****Note meters must be in an unpaved area. It is the responsibility of the builder to locate and verify the existing water meter location.**

****IMPORTANT**** Please note that additional HOLD comments are possible based on revised submittals

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2. 11/04/25 --CORRECTIONS REQUIRED-- Need customer billing information:
Provide information to WaterApps@FortWorthtexas.Gov and be sure to put the permit number in the subject title.
1. Customer Name (for the account)
 2. Customer's Mailing Address
 3. Customer's Tax ID Number
 4. Contact Name (if different from customer name)
 5. Customer's Phone number
 6. Customer's Email address

Zoning

Reviewer: April Karr
Email: April.Karr@fortworthtexas.gov
Phone: 817-392-2802

1. 10/31/25 – CORRECTIONS REQUIRED – Please provide the setbacks for 3112 & 3120 Tanglewood. The setback nearest the street will be the setback required for this lot since their setback is greater than 25' platted setback.
2. 10/31/25 – CORRECTIONS REQUIRED – Driveway must be hard surface, dust free (gravel not allowed). Please revise plans with driveway material that is allowed.

T/PW Engineering

Reviewer: Jeremy Beekman
Email: Jeremy.Beekman@fortworthtexas.gov
Phone:

1. FYI.
Sidewalk waiver will be required when you put in for your parkway permit to rebuild your drive approach.

for questions contact TDS@Fortworthtexas.gov

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	10/28/2025	Deanna Sturm
Water Development Review	Corrections Required	11/04/2025	Shundalyn Evans
Transportation Impact Review	Not Required	10/31/2025	Lamonica Smith
Urban Forestry Review	Not Required	10/31/2025	April Karr
Zoning Review	Corrections Required	10/31/2025	April Karr

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PARD Review	Not Required	11/06/2025	Lori Gordon
Building Plan Review	Corrections Required	10/31/2025	Michael Still
Mechanical Plan Review	Corrections Required	10/31/2025	Rodney Brown
Plumbing Plan Review	Corrections Required	10/31/2025	Rodney Brown
Electrical Plan Review	Corrections Required	10/29/2025	David Heiliger
Plan Distribution			
Plans Coordination	Corrections Required	11/06/2025	Ann Nace
Parkway Review	Approved	10/29/2025	Jefferson Owens
TPW Engineering Review	Not Required	10/29/2025	Jeremy Beekman

General Comments and Additional Permit Information:

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Reviewer: Rodney Brown
Email: Rodney.Brown@fortworthtexas.gov
Phone: 817-392-2605

1 *****Mechanical & Plumbing Plans Exam*****

Permit Data Confirmed on 10/31/2025
By. Rodney Brown 817-392-2605

Address: 3116 Tanglewood Trl Permit#: PB25-14972

Name of Tenant: Edson Residence

Scope of Work: New construction of a new single-family residence.

ENGINEERING INFO

All mechanical work subject to approval by mechanical inspector. Mechanical shall conform to FWMC 22518 requirements.
Engineer who signed plans is Usama Khan PE #46830

All plumbing work subject to approval by plumbing inspector. Plumbing shall conform to FWPC 22521 requirements.
Engineer who signed plans is Usama Khan PE #46830

GENERAL NOTES

Any electrical, mechanical, or plumbing repair or changes requires separate permits

Plan Review comments:

***The following comments are NOT "CORRECTIONS REQUIRED" or "HOLDS". These are general plan review notes for each trade.

- 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 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.

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Reviewer: David Heiliger
Email: David.Heiliger@fortworthtexas.gov
Phone: 817-392-2823

3 ***Electrical Plans Examined ***** Permit#: PB25-14972
Permit Data Confirmed on 10/29/2025
By: David Heiliger 817-392-2823
David.Heiliger@fortworthtexas.gov

Name: 3116 Tanglewood
Address: 3116 Tanglewood TRL
Scope: X TEAM /// A new single family custom home

Plan Review Conditions:

1. Safe working clearance to be maintained at electrical equipment and HVAC units, Minimum 30" Wide X 36" Deep, per 2023 NEC 110.26.
2. Concreate encased electrode / uffer, grounding electrode required, per city amendments 250.50, 250.52. Supplemental grounding electrode ground rod is required, for metal water piping.

GENERAL NOTES – CONDITONS, NOT HOLD NOTES

As of March 1, 2023, the City of Fort Worth is under the NFPA 70, 2023 National Electric Code / NEC, 2015 IECC, and All City Amendments.

Notice: Note to all performing electrical work in the City Of Fort Worth. Fort Worth requires 2023 NEC 90.2 (B) (5) and City amendment's 240.42 "Electrical Service Point"(As defined in the NEC); The point of connection between the utility and the premise wiring. The Utility connection shall be under the exclusive control of the utility company. Or 230.42 (A) (2) The minimum service-entrance conductor size shall have an ampacity not less than the maximum load to be served after the application of any adjustment or correction factors.

Grounding electrode: When a new foundation is poured, it is understood that a concrete-encased electrode is present. Failure to utilize the concrete-encased electrode will require an approved alternate means of compliance from the AHJ. CFW Amendments 250.50, 250.5, and shall be inspected before the concrete pour.

A.I.C / Short Circuit rating for overcurrent protection shall be maintained, calculations for A.I.C. rating shall include utility transformer impedance, shall be provided upon request before final approval. If impedance is unknow or new the electric Utility company can provide a form for this request. Apply ASAP.

All work permitted under this permit shall conform to F.W.B.C. 22517 and the city of Fort Worth zoning requirements

Never cover anything up before it has been inspected and approved. Taking Pictures does not count for an inspection unless approved beforehand by the inspector.

All approvals are subject to site inspection by the inspector.

Approval is based on listed equipment or field evaluation only. The equipment shall be listed and approved by a approved NTRL 2023 NEC 110.2, 110.3. or field evaluated.

ENGINEERING INFO

The engineer who signed the plans is.

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Reviewer: April Karr
Email: April.Karr@fortworthtexas.gov
Phone: 817-392-2802

2 Zoning Reviewed Performed on: 10/31/25
By: April Karr

PERMIT # PB25-14973
Address: 3116 Tanglewood

Scope of project: New Single Family Home

Zoning district: A-7.5

Official Plat: provided
Lot Area: minimum of 7500sf where 10707sf provided
Lot Width: minimum of 55' where 80' provided
Building Square Footage: 4588sf (conditioned and un-conditioned)
45% Maximum Lot Coverage: 4818sf where 3936sf provided
Height: 35' maximum
Parkway trees: existing trees to remain in front yard
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: Will be setback of adjacent home nearest the street
Sides: 5' minimum
Rear: 5' minimum

Parking spaces as a SFR: Ord. 21528 Single Family Home: 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.
Bedrooms: 3 Parking spaces required: 2
Provided: 4 (2 in the garage and 2 on the driveway)

Required parking spaces must be hard surface and dust free (asphalt or concrete). All maneuvering space must be located off the public right of way.

Additional Comments:
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.
Any detached single family residential dwelling constructed after the effective date of this

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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.

Exterior walls shall consist of a minimum of 50% masonry. Exposures to a minor arterial or wider street shall require 100% masonry construction except where such building face is obscured by a minimum six (6) foot masonry wall. "Masonry" shall include brick, stone, cementitious fiber concrete products or stucco. Similar products made from such materials and/or durable recycled material shall be allowed as approved by the Building Official.

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. ***Exempt lots from the garage setback standard that are both: preliminary platted prior to June 1, 2006 and final platted (recorded) by December 31, 2009***

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 6.301.K.

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