

City of Fort Worth
Planning & Development Department
New Residential Construction Requirements

Please Note: Applicants MUST submit (2) complete sets of each of the required plans listed below. All plans below must be drawn to scale, have a labeled “North Arrow” and contain the Legal Description of the property i.e. Lot, Block, Addition/Subdivision name and correct street address. Applicants must also prove that they have paid their water and sewer impact fees with the Fort Worth Water Department or provide a letter from them stating that there is existing water and sewer taps at the proposed location you are submitting application for.

A. PLAT. 2 Certified copy of the properties legally registered & recorded plat from the Tarrant County Court House located at 100 W. Weatherford St. on the Basement level. (*Maximum size of 11 X 17, but a Minimum size of 8 ½ X 11*)

B. PLOT PLAN OR SITE PLAN. Total of 4 copies (*Maximum size of 11 X 17, but a Minimum size of 8 ½ X 11*)

1. Front, Side, and Rear yard setbacks with dimensions.
2. Easements with dimensions.
3. Minimum elevation marked if one is required.

C. FOUNDATION PLAN.

1. Standard slab foundation in accordance with City of Fort Worth approved design requires no plans.
2. Special designs, lots with soil problems, and post-tension plans require engineered plans. Some engineered plans are marked stating that they are not valid unless accompanied by a letter; otherwise, a letter is not required.
3. Post-tension slab engineering letters; need original hard copies.

D. FLOOR PLAN.

1. All rooms must be labeled. Any room labeled as a bonus rooms will be inspected as a bedroom.
2. Window and door sizes need to be marked or provide a schedule.
3. Note the square footage of each floor.

E. ELEVATIONS.

1. Brick veneer locations need to be marked.
2. Brick lintels need to be marked even if using lintels from the approved City of Fort Worth tables. Lintels not from the City of Fort Worth tables and self-spanning veneer require engineering seals.

F. RETAINING WALLS. (If Required)

1. Permitted separately.
2. Walls over 4' high require an engineer's seal.

G. ENERGY CODE CHECKSHEET. Must submit a City of Fort Worth Energy Code Checksheet with your plans. Substitutions to the check sheet below may be accepted:

1. Computer software generated Mec Check Checksheet. Software may be downloaded off the World Wide Web at: www.energycodes.gov
2. Use the Energy Star Home Yard Stick Service. See <http://www.energystar.gov> on the World Wide Web for more information.