

Development 101 Workshop

The City of Fort Worth & The Development Process

Welcome to Development 101

What You Will Learn Today:

- An introduction to the City's Development Processes
- Useful tools & resources
- Contact information for City staff

Development 101 SURVEY

- Let us know your thoughts about the class!

Scan the QR code



OR

use www.surveymonkey.com/r/DEV101



Welcome to Development 101

Part 1

- Bob is Building a Bistro!
- Getting Started
- Pre-Development Conferences
- Zoning & Urban Design
- Urban Forestry

Break

Part 2

- Transportation Development
- Stormwater
- Water/Wastewater
- Infrastructure Plan Review Center (IPRC)
- The Contract Office
- Platting
- Fire Prevention
- Transportation Impact Fees

Break

Part 3

- Obtaining an Address
- Permits & Plan Review
- Grease Traps
- Inspections
- Consumer Health

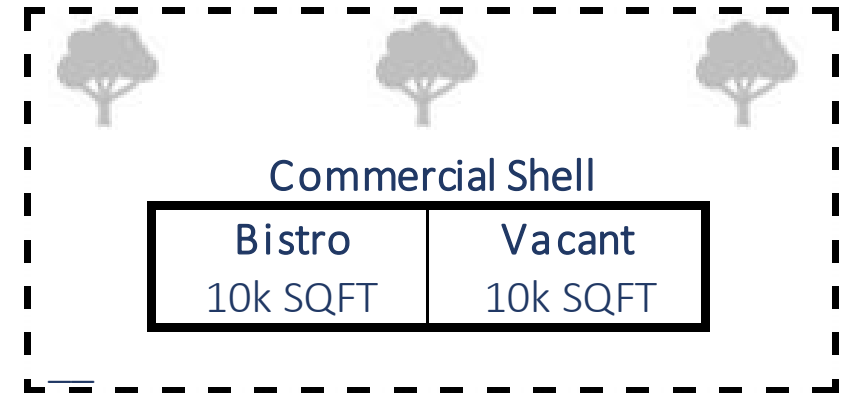
Presentation Disclaimer

 ***The Development Process demonstrated, and the requirements may differ based upon the submitted scope of work.*** 

Meet Bob. Bob is Building a Bistro

The Property's Characteristics & Scope of Work:

- The property is in Southwest Fort Worth
- The property is a *greenfield* site
- The property is zoned for Agriculture
- The property is 1.5 acres in size
- Several existing large caliper trees on site
- New Construction:
 - 10,000 square foot restaurant with an adjacent vacant space 10,000 square feet in size (20,000 square feet; total size of building)



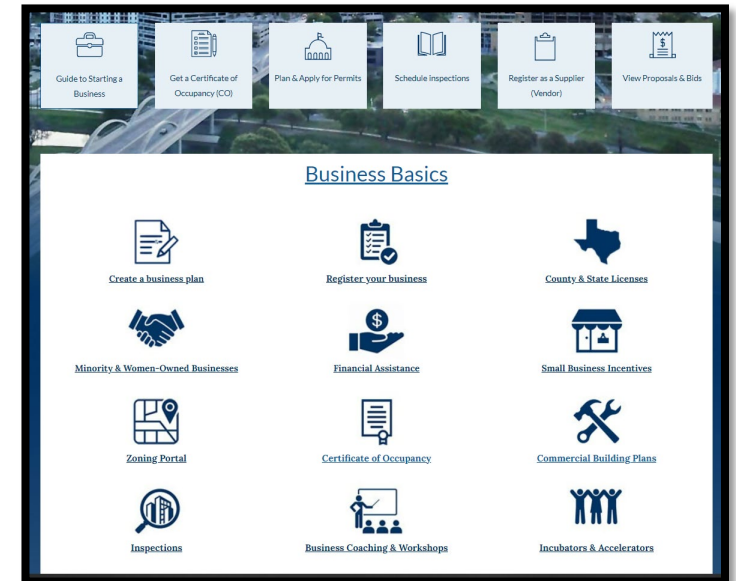
Getting Started

Presented by Daunte Rushton

Getting Started

Where Does Bob Start His Research?

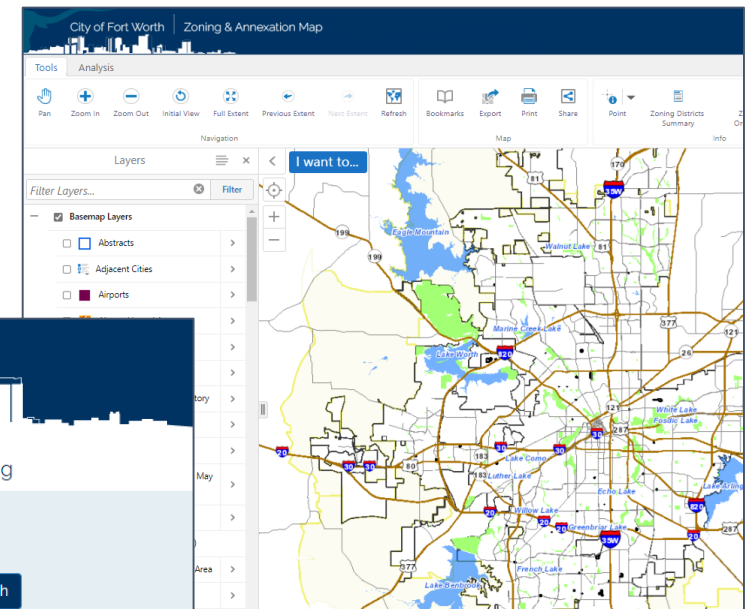
- Bob locates the [Development Services](#) home page
- Bob finds resources to start his due diligence
- Bob also discovers the new [Business Services](#) website with additional services offered by multiple departments, including:
 - [Certificate of Occupancy Guide for Restaurants](#)
 - Opportunities for financial assistance



Getting Started

What Mapping Tools Can Bob Utilize?

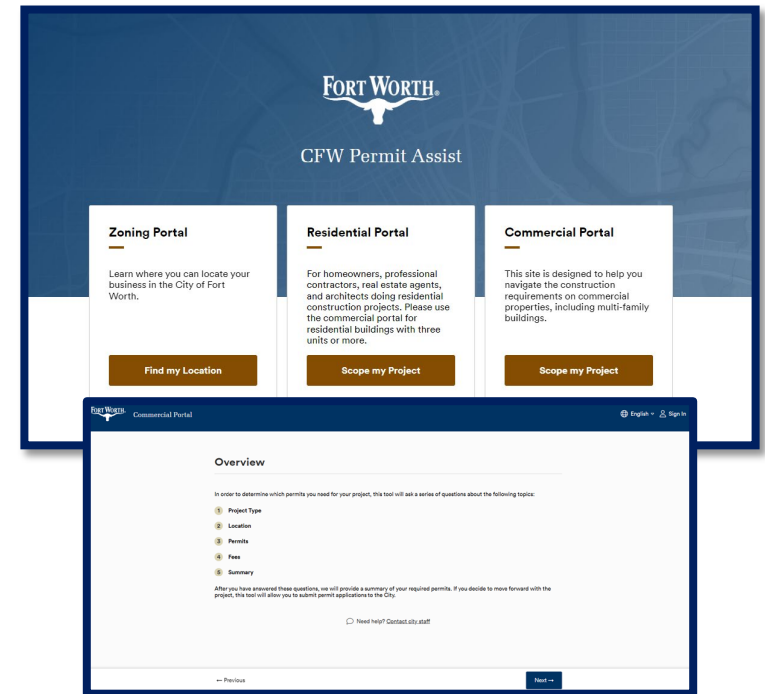
- [CFW Permit Assist](#)
- [OneAddress](#)
- [Zoning & Annexation Viewer](#)
- [Flood Risk Viewer](#)



Getting Started

How Does Bob Utilize **CFW Permit Assist**?

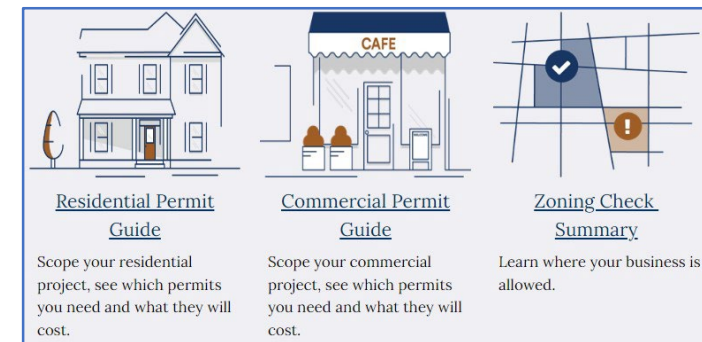
- He types in 'restaurant' use and property address into CFW Permit Assist
- CFW Permit Assist confirms that the property is zoned for Agriculture which **does not allow** for his 'restaurant' use
- Bob will need to change the zoning of the property for the Bistro



Getting Started

What Does Bob Find Online?

- Bob needs to download the relevant guides, ordinances and manuals adopted by the City to start his design
 - [Commercial Development Guide](#)
 - [Stormwater](#)
 - [Transportation Engineering](#)
 - [Water and Wastewater](#)



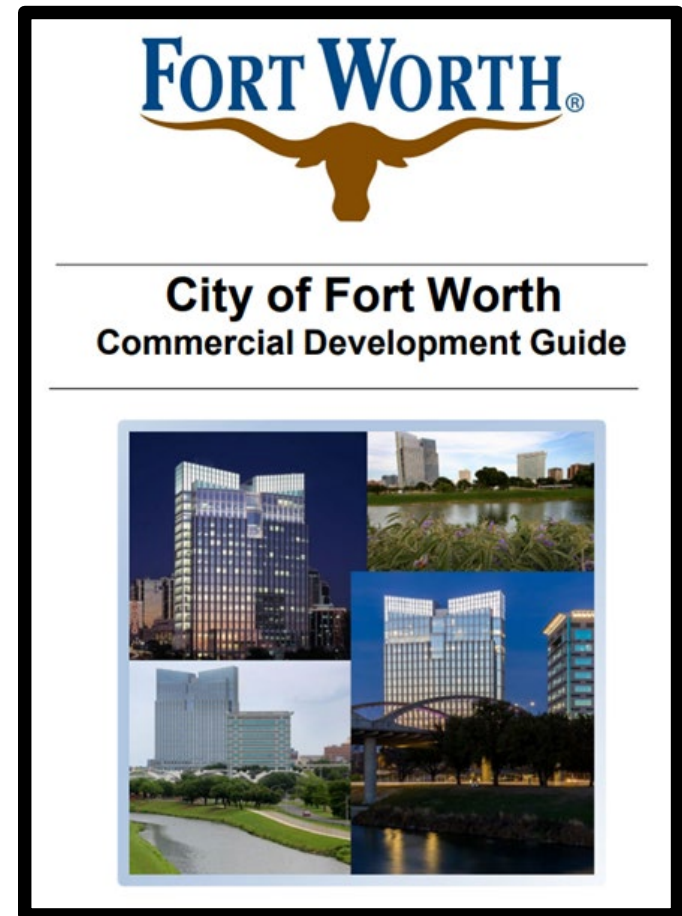
Getting Started

City of Fort Worth Commercial Development Guide



Commercial
Development Guide

<https://www.fortworthtexas.gov/files/assets/public/development-services/documents/applications-forms/c/updated-links-final-2023-commercial-developmentguide-1.pdf>



Getting Started

What Else Should Bob Do to Prepare?

- Bob assembles a design team to prepare professional drawings for his Bistro submittal
- Bob needs to submit a [Public Information Request \(PIR\)](#) to download the as-built drawings for existing infrastructure

Pre-Development Conferences (PDC)

Presented by Daunte Rushton

Pre-Development Conferences (PDC)

Why Should Bob Schedule a PDC?

- Bob and his design team can execute project planning, meeting with the City's subject matter experts
- This is an optional meeting, but Bob determines this to be a great resource

Pre-Development Conferences (PDC)

<u>PDC Staff Attendees</u>	
Subdivision	Stormwater
Zoning & Urban Design	Floodplain
Transportation Development	Fire
Transportation Impact Fees	Urban Forestry
Water	Park & Recreation Department (PARD)

Pre-Development Conferences (PDC)

How Does Bob Schedule a PDC?

- Bob accesses the [Pre-Development](#) website, downloading the PDC application
- Bob sketches a site plan for his future Bistro
- Bob emails the PDC application and the project site plan to: projects@fortworthtexas.gov

Pre-Development Conferences (PDC)

When is Bob's PDC Held?

- Bob is provided the following options on the PDC schedule:
 - Mondays- 1pm to 2pm
 - Tuesdays- 3pm to 4pm
 - Thursdays- 9am to 12pm



Pre-Development Conferences (PDC)

How Long is Bob's PDC?

- There are two timeframe options for his meeting:
 - 30 minutes (free)
 - 1-hour (\$250 fee)

Pre-Development Conferences (PDC)

How Does the Meeting Operate?

- All PDC meetings are hosted on WebEx
- Bob and his design team showcase their project
- City staff provide comments to Bob and the design team to facilitate revisions prior to a formal submittal

Pre-Development Conferences (PDC)

What Did Bob Learn from the PDC Meeting?

- He is not in proximity to a gas well pad site
- The property is within an active transportation impact fee service area
- The property is not located within a special zoning overlay district
- How to start his zoning change for the Bistro
- A Minor Final Plat would be required for the property
 - All studies need to be approved before the plat submittal
- A grading permit would be required
- An urban forestry permit would be required
- The building needs a fire sprinkler system

Zoning & Urban Design

Presented by Stephen Murray

Zoning & Urban Design

What Zoning Categories Support Bob's Intended Use?

- Restaurants are allowed in the following districts:

- | | |
|---|--|
| <ul style="list-style-type: none">• "E" Neighborhood Commercial• "FR" General Commercial• "F" General Commercial• "G" Intensive Commercial | <ul style="list-style-type: none">• "I" Light Industrial• "J" Medium Industrial• "K" Intensive Commercial• "MU" Mixed Use |
|---|--|

Zoning & Urban Design

How Does Bob Execute His Zoning change?

- Submits Application (Deadline 1st Monday of the month)
 - A complete application must include all required information and attachments
- Attends Public Hearing
 - Zoning Commission (month 1): The Zoning Commission provides a recommendation to City Council
 - City Council (month 2): Final approval or denial of the Zoning Change request

Zoning & Urban Design

What Else Should Bob Consider with Zoning?

- Building Setbacks - Adjacency to a One- or Two-Family Zoning District
 - Additional screening and buffer yard requirements may apply
- Landscaping (shrubs and bushes)
 - Restaurants require 10 percent of the net site area
 - The majority of the landscaping should be in the front yard
- Signage - Monument sign is allowed by right
- Parking
 - Dependent on land use
 - Restaurant is 1 space per 100 square feet

Zoning & Urban Design

What if Bob's Project was Located In a Historic District, Design or Form-Based Code District?

- Bob's project would need to meet certain design standards and he would need to obtain a Certificate of Appropriateness (COA)



Urban Forestry

Presented by Caleb Olson

Urban Forestry

What Does Bob Need For Urban Forestry?

- Since Bob needs to remove a tree and will need a building permit, he must apply for an Urban Forestry Permit
- Bob will be applying for Urban Forestry Phase 1 and 2 permits
- The applications are found on the [Development Services Site](#)
- Bob will pay a \$250 application fee – submitted to Accela. This fee will be satisfactory for both Phase 1 and Phase 2

Urban Forestry

What Needs To Be Included In The Urban Forestry Phase 1?

- Existing tree canopy
- Which trees will be removed; or
- Protected trees that will be preserved
 - If at least 25% of the existing canopy area is being preserved and any removed significant trees are being mitigated, the Phase 1 Plan can be approved

Urban Forestry

What Needs To Be Included In The Urban Forestry Phase 2?

- The Phase 2 Plan will need to show the proposed conditions (structures, parking, plantings):
 - For commercial developments, at least 30% of the development's area and 40% of the parking/drives are required to have canopy coverage

Urban Forestry

What Else Should Bob know?

- He can receive canopy credit for new tree plantings, which is based upon tree species
 - Large Species= 2,000 square feet
 - Medium Species= 700 square feet
 - Small Species= 100 square feet
- To get his building permit approved, the approved Phase 2 plans will need to be uploaded to his building permit application in Accela

10-Minute Break



Transportation Development

Presented by Ty Thompson

Transportation Development

What Does Bob Need to Provide for His Bistro?

- Bob needs to provide a copy of the plat and in some cases a site plan to determine certain questions of access, circulation and land use intensity
- Bob submits his information for a Transportation Impact Analysis (TIA)

Transportation Development

What Determines Whether Bob Needs a Transportation Impact Analysis (TIA)?

- Bob would complete a TIA worksheet which would determine if his development generates enough trips to meet the threshold requirements of needing a TIA
- Other special circumstances could also require a TIA such as a sensitive neighborhood where the proposed development is located

Transportation Development

Why Does Bob's Bistro Require a Traffic Study?

- The calculations of Bob's TIA require a traffic study
- Bob will submit his approved traffic study with is Minor Final Plat submission



Stormwater

Presented by Ty Thompson

Stormwater

What Stormwater Criteria Does Bob Need to Satisfy?

- Bob's site is greater than 1.0 acre in size and will require a drainage study and a grading permit
- Bob provides a Downstream Assessment in accordance with the **CFW Stormwater Criteria Manual**
- Bob may request a Stormwater PDC to discuss these requirements in more detail (optional and upon request)

Stormwater

How Does Bob's Grading Permit Get Approved?

- Bob needs to submit a grading plan through Accela to be reviewed by the following departments:
 - Parks & Recreation
 - Water (Development Services)
 - Stormwater Development Services (Development Services)
 - Environmental (Code Compliance)
 - Urban Forestry (Development Services)

Stormwater

Why Does Bob Need a Stormwater Study?

- Bob needs to demonstrate the drainage for his property
- Bob needs this study approved prior to submitting for his Minor Final Plat



Water & Wastewater

Presented by Ty Thompson

Water & Wastewater

How Does Bob Get Water and Sewer to His Site?

- Bob needs to hire a registered Texas engineer
- Bob's engineer will need to determine the water usage or demand for the business
- Bob's engineer will also need to determine whether the business requires a grease trap

Water & Wastewater

Why Does Bob Need a Water & Wastewater Study?

- Bob needs to demonstrate the demand for his Bistro to prepare his civil design
- Bob needs this study to be approved prior to submitting for his Minor Final Plat



Infrastructure Plan Review Center (IPRC)

Presented by Ty Thompson

IPRC

How Will Bob Proceed to Obtain Infrastructure Plan Approval?

- Bob's engineer will need to determine if this project is eligible for the Express CFA Process or Standard IPRC Process
 - If Bob's engineer elects to move forward with an Express CFA, he will need to coordinate with the IPRC manager or designee to make the final determination
- Bob's engineer will need to visit the IPRC webpage – this is to determine the next available filing date on the IPRC plan review calendar to submit construction plans for review

I²PRC

I²PRC Approval (continued)...

- Bob's engineer will need to meet all the filing requirements for an Express CFA or Standard I²PRC Process Review
- Once the consultant has addressed all City staff comments, the construction plans will be approved



The Contracts Office

Presented by Rebecca Owen

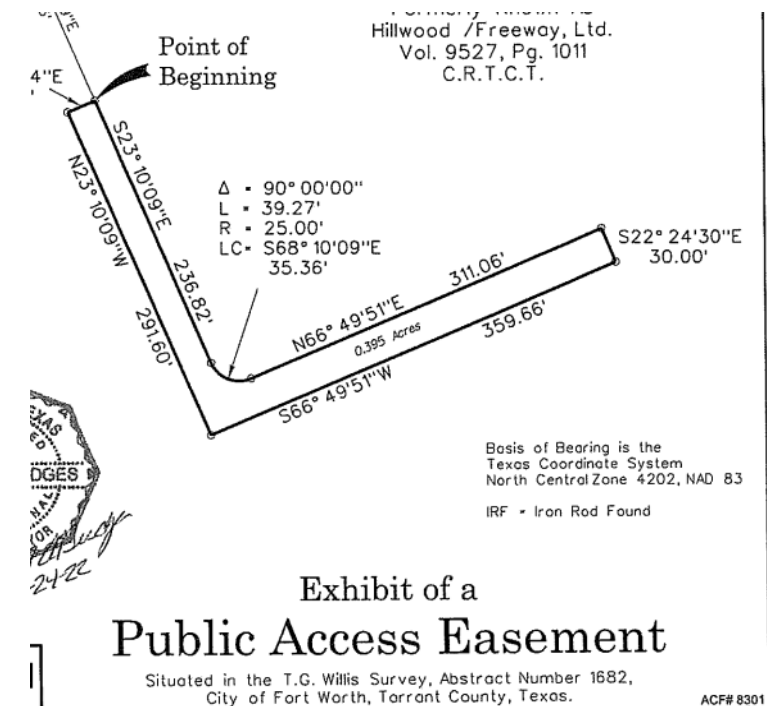
The Contracts Office

- **How Can the Contracts Office Help Bob?**
 - Easement dedication, vacations and abandonments
 - Encroachment agreements
 - Community Facilities Agreements (CFA)
 - Stormwater Facility Maintenance Agreements (SWFMA)
 - Maintenance agreements

The Contracts Office

Why Does Bob Need an Easement?

- He is dedicating a Public Access Easement by separate instrument to connect his Bistro to an adjacent park



The Contracts Office

Why Bob Needs an Encroachment?

- Bob would like to add large flower boxes, benches, and a fountain to the Right-of-Way (ROW). In order to do this, an encroachment agreement is required



The Contracts Office

Why Bob Needs a Community Facility Agreement (CFA)?

- IPRC determines what infrastructure improvements are needed and secures the improvement of these assets through a legally binding contract enforced through a financial guarantee
- The CFA needs to be executed prior the plat being recorded



The Contracts Office

Why Bob Needs a Stormwater Facility Maintenance Agreement (SWFMA)?

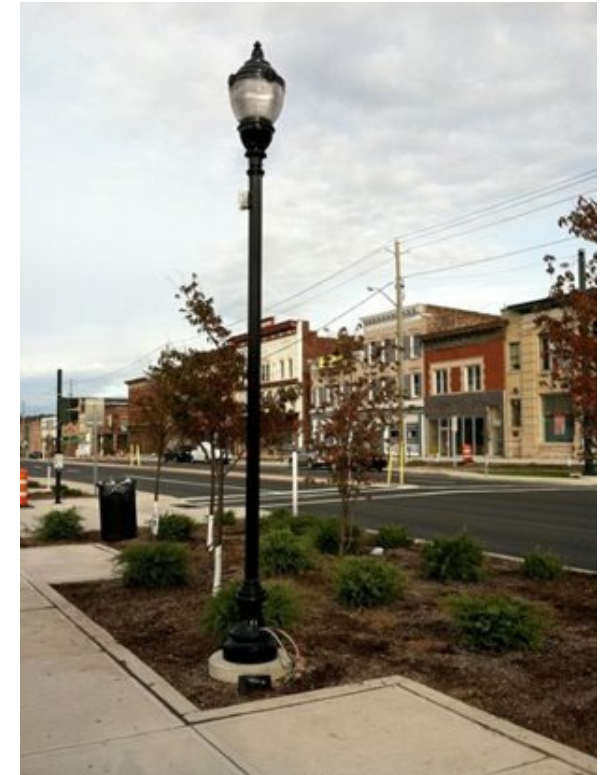
- The Bistro will potentially create an issue with water run off for neighboring properties



The Contracts Office

Why Bob Needs a Maintenance Agreement

- He wants to install decorative street lamps that are not the City standard lights



Platting

Presented by Lynn Jordan

Platting

Bob is Submitting For a Minor Final Plat

- Bob's plat will illustrate the lot area, public areas and easements
- Bob's Minor Final Plat will ensure adequate public facilities for streets, utilities (*water & wastewater*), stormwater management, fire protection, safety



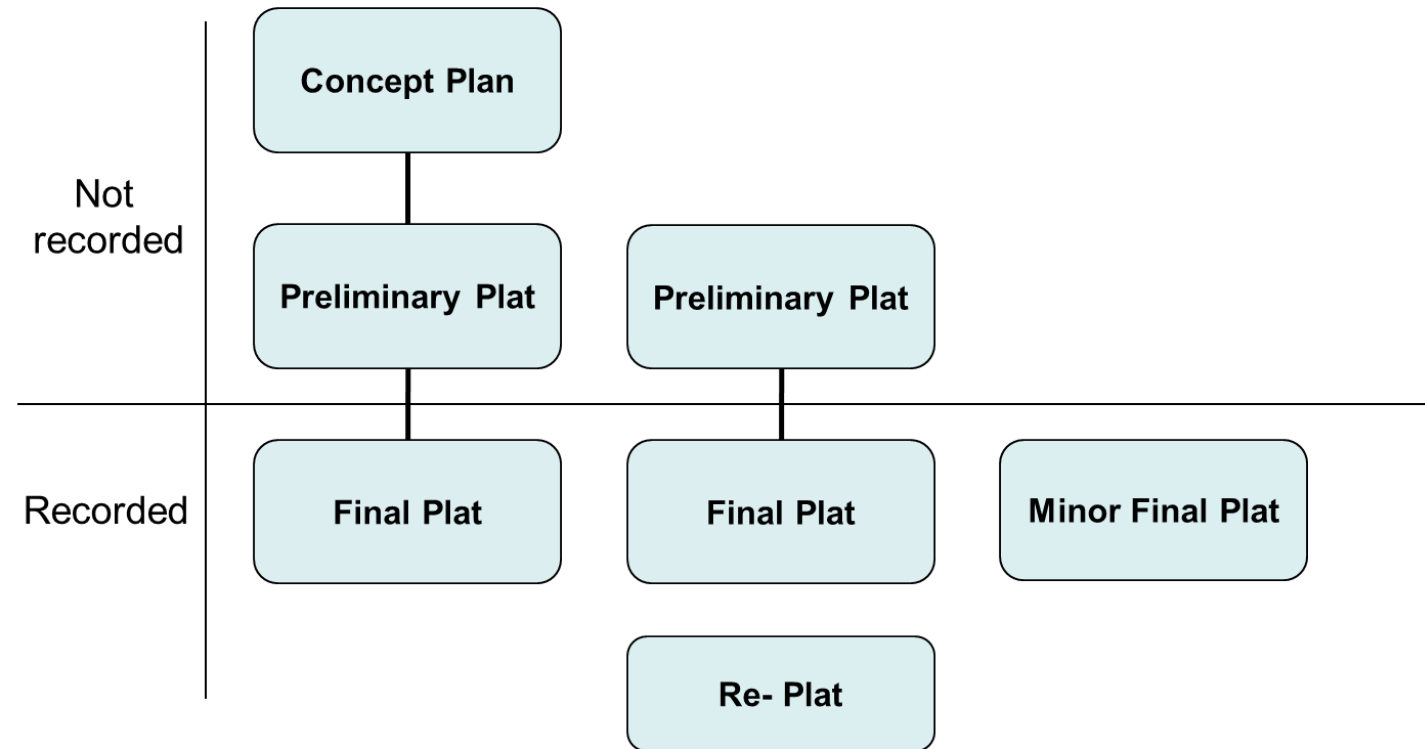
Platting

Why Does Bob Qualify for a Minor Final Plat?

- There are four or fewer lots proposed
- There is direct access to an existing street
- No new street dedication
- The lot meets zoning district requirements

Platting

Types of Plats



Platting

What Else is Bob Submitting with His Minor Final Plat Application?

- Once all fees have been submitted, all requirements of zoning are achieved, and the following studies are approved or deemed not required:
 - Drainage Study
 - Traffic Studies
 - Water and Sewer Studies

Platting

How is Bob's Minor Final Plat Approved?

- Bob's Minor Final Plat can be approved administratively in-lieu of Planning Commission
- Per Chapter 212 of the Texas Local Government Code, the plat shall be approved, approved with conditions, or disapproved within 30 days

Platting

What does Bob do after his Minor Final Plat is Approved?

- The Community Facilities Agreement (CFA) needs to be executed before Bob can get his plat recorded
- Once the plat has been approved, Bob can record it with the County
- No building permit for any construction activity shall be issued by the City until the plat is filed and recorded

Fire Prevention

Presented by David Hood

Fire Prevention

What Does Bob Need to Know for Fire Prevention?

- Emergency access easements (Fire Lanes)
- Hose lay distances
- Correct street names
- Gas well set back distances
- Points of access

Fire Preventions

What Does Bob Need to Know About Emergency Access Easements (Fire Lanes)?

- Building distance from the nearest fire access easement
- Size of the building
- Whether the building is equipped with a fire protection sprinkler system

Fire Prevention

What Should Bob Consider with Hose Lay Distances?

- There are two different hose lay requirements to achieve:
 - Distance from fire lane or public roadway
 - Distance from a fire hydrant
- Whether the building is provided with a fire protection sprinkler system
- The distance to the nearest fire hydrant
- Proposed use of the building
- Any extraordinary hazards

Fire Prevention

Where Does Bob Begin for a Street Name?

- When Bob submits his Minor Final Plat, he initiates his street name request by contacting Fire:
 - (fwfdstreets@fortworthtexas.gov)



Transportation Impact Fees (TrIF)

Presented by Jennifer Roberts

Transportation Impact Fees (TrIF)

What Should Bob Know About TrIF's?

- Charge or assessment to cover the costs associated with public transportation infrastructure improvements or expansions due to the new development
- Timing of calculation, invoice, and payment
 - Assessed based on the final plat approval date (*Schedule 1*)
 - Collection rate (*Schedule 2*) is based on the rate table in effect at the time of the building permit acceptance date
 - Paid prior to building permit issuance

Transportation Impact Fees (TrIF)

How Does Bob Calculate the Fees?

Via the Transportation Impact Fee Estimator available on the website:
<https://www.fortworthtexas.gov/impact-fees/transportation>

The following information will be needed:

1. Final Plat approval date
2. Estimated Building Permit acceptance date
3. The Service Area

Transportation Impact Fees

The first adoption of the transportation impact fee ordinance by the Fort Worth City Council was in 2008. It has been amended several times since then, the most recent was in November 2022.

Transportation impact fees are charges assessed by local governments on new development projects and will help fund transportation improvements that will be needed as development occurs in Fort Worth.

Transportation impact fees are applied to individual building permits and collected prior to issuance of the building permit.

For information on Water Development Impact Fees, visit the [Water Department](#).

Contact

- [Tammy Lewis](#)
817-392-2677
- [Rebecca Hernandez](#)
817-392-8074

****NEW** Transportation Impact Fee Estimator (XLSX, 256KB)**

Transportation Impact Fee Collection Rate Website

2022 Transportation Impact Fee Study

Ordinance Information & Past Studies

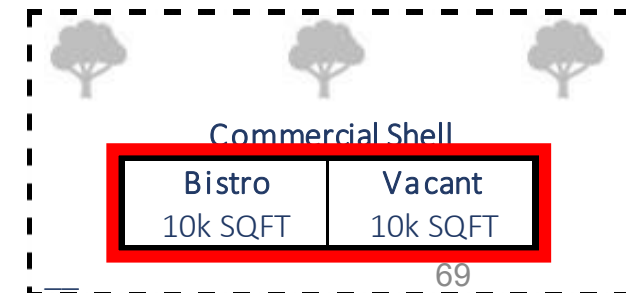
Service Areas

Transportation Impact Fees (TrIF)

When Will Bob's Shell Project TrIFs be Collected?

Initially, Bob should get a **Commercial New Building Permit (PB Permit)** for the Commercial Shell

- *Why?* A land use for the *entire* shell cannot be established since 10k SQFT is vacant
- *Result:* TrIF will be collected for the entire building shell (20k SQFT) for land use that suits the square footage and planned land use
 - *Use: Non-Residential - Strip Retail Plaza*
 - *Assuming Service Area T: \$363k*



Transportation Impact Fees (TrIF)

When Will Bob's Bistro Project TrIFs be Collected?

Next Bob gets an **Occupancy Change of Use Permit (PO Permit)** and check the box for a "Remodel" in the permit application for the first finish out and Certificate of Occupancy (CO) for the Bistro space

- *Result:* TrIF collected for 10k SQFT bistro suite is the new use minus the suite's share of the already paid shell's TrIF

- *New use: Non-Residential - Fine Dining Restaurant*

$$• \$198k - \left(\frac{10k \text{ SQFT}}{20k \text{ SQFT}} \right) (\$363k) = \$16.5k$$



Transportation Impact Fees (TrIF)

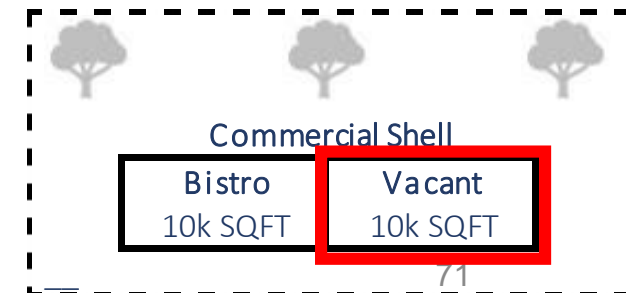
When Will Bob's Vacant Suite Project TrIFs be Collected?

Bob finds a tenant! The tenant will also get a **PO Permit** and check the box for a "Remodel" in the application for the first finish out of the 2nd suite and CO

- *Result:* TrIF collected for 10k SQFT vacant now dental office suite is the new use minus the suite's share of the already paid shell's TrIF

- *New use: Non-Residential - Medical-Dental Office*

- $$\$289k - \left(\frac{10k\ SQFT}{20k\ SQFT}\right) (\$363k) = \$107.5k$$



Transportation Impact Fees (TrIF)

Are There Any Discounts?

Discount	% reduction on the TrIF Schedule 2 collection rate
Adequate Public Facilities Discount (APFD)	50%
Extraordinary Investment Discount	25%
Mixed-use/ Multi-modal Development Discount	5% - 25%
Small Business Discount <i>(new construction does not qualify but PO's could!)</i>	25%

Refer to the TrIF Ordinance for eligibility details:

<https://www.fortworthtexas.gov/impact-fees/transportation>

10-Minute Break



Obtaining a Project Address

Presented by Jake Sims

Obtaining a Project Address

How Does Bob Obtain a 911 Address for His Bistro?

- Bob will need a recorded plat
- The Platting team will forward the recorded plat to the BFP (Bureau of Fire Prevention) for an address assignment. This address assignment is for the plat only and may not be appropriate for the proposed building(s)
- Bob can use the plat address to begin the permitting process. The BFP will approve or issue an appropriate 911 address for the structure(s)

Obtaining a Project Address

What Happens with the Address that is Created?

- An Address Letter will be created by the BFP. This address letter will be distributed to groups including:
 - U.S. Postal Service
 - Oncor
 - Atmos
 - Tarrant County Appraisal District

Obtaining a Project Address

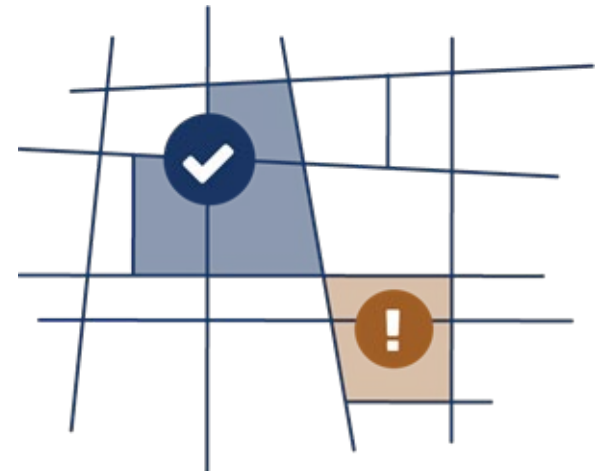
Can Bob acquire a permit using a “temporary” address?

- Yes. A Development Customer Service Supervisor can issue a “For Review Only” address to begin the permitting process, however no official 911 address will be assigned without a recorded plat
- No building permit will be issued without an official 911 address

Obtaining a Project Address

Who should Bob contact with questions about his 911 address?

- Contact his Address Compliance Officer via e-mail:
 - addressing@fortworthtexas.gov



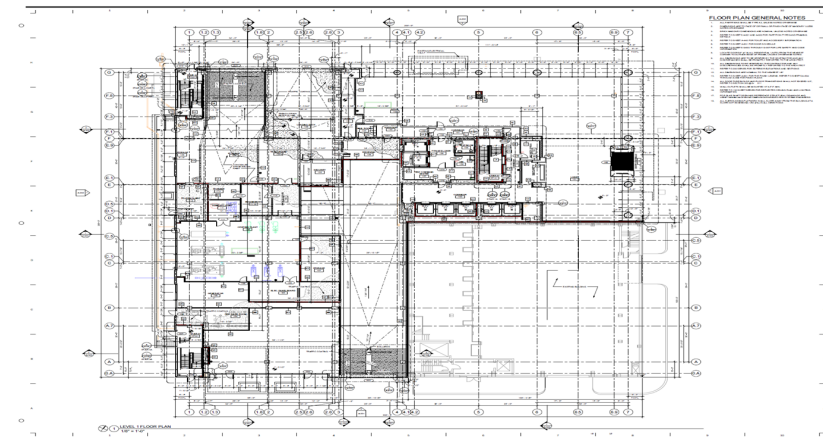
Building Permits, Plan Review, Certificates of Occupancy

Presented by Cody Hughes

Building Permits

Does Bob need a permit for his new Bistro?

- Yes
- **Building**- A full review of the building, electrical, mechanical, and plumbing plans will be reviewed within 7 business days.
- **Mechanical, Electrical, Plumbing**- MEP permits are still required for the MEP work to be done.



What does Bob need to apply for?

Commercial Building Permit (What do I need?)						
Included in the Application Packet	New Construction	Additions	Remodels	Accessory Structures	Change of Use	
	Online	Online	Online	Online	Online	
Application (not required)	✓	✓	✓	✓	✓	
Checklist/Requirements (not required)	✓	✓	✓	✓	✓	
Use Verification Form	✓		✓		✓	
Remodel/Change of Use Questionnaire			✓		✓	
Complete Set of Plans (Building, Mechanical, Electrical, and Plumbing)	✓	✓	✓	✓	✓	
Plat (certified copy)	✓	✓		✓		
Site Plan	✓	✓		✓	✓	
Energy Code Compliance (if adding conditioned/heated space, or lighting)	✓	✓	✓	✓	✓	
NEW & UPDATED How to Apply Video:	✓	✓	✓	✓	✓	

[Find Application Here](#)

Building Permits

What Types of Projects Would Bob Need a Permit for in the Future?

- **Residential**

Single family homes

3rd party zoning

Pools

Additions

Walk-in permits (fences, shed etc.)

Remodels

- **Commercial**

High rises

Remodels

Restaurants

Walk-in Permits

Change of use

Multi-Family

Mixed use building

Warehouses

Additions

Hospitals

Industrial

One Day small business



Building Permits

What Items do not require permits?

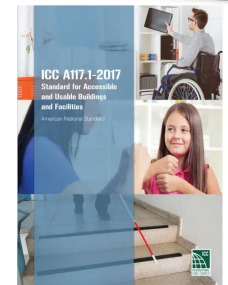
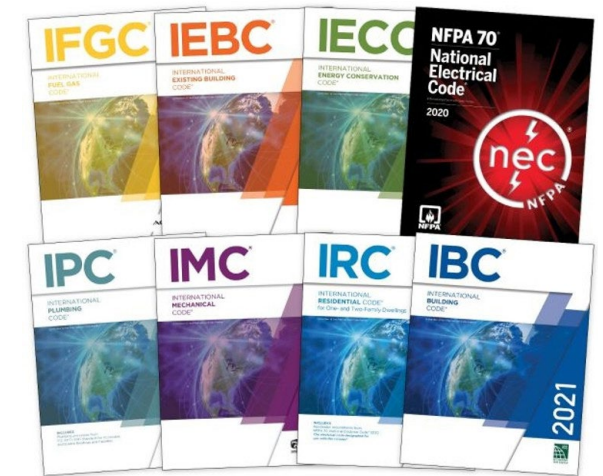
- Flagpoles less than 20'
- Fences not over 7'
- Oil derricks
- Retaining walls not over 4'
- Water tanks & Pools less than 5,000 gallons
- Cosmetic work
- Concrete equip pads
- Playground equip for single-family lots
- Awnings that project <54"
- Movable partitions/counters <5'
- Re-roof (*above deck*) houses



Building Permits

What Adopted Codes does Bob need to comply with?

- Review under the 2021 ICC codes
 - International Building Code
 - International Residential Code
 - International Mechanical Code
 - International Plumbing Code
 - International Fuel Gas Code
 - International Energy Conservation Code (*state adopted*)
 - International Existing Building Code
- 2020 National Electrical Code (*state adopted*)
- 2017 ICC/ANSI A117.1
- 2018 International Swimming Pool & Spa Code
 - * Codes on a 3 years cycle & adapted on 6 year cycle*



Building Permits

What is the X-Team is One Permitting Option for Bob. What is It?

- Expedited plan review
- In-person plan review meeting with City staff



Building Permits

How Does Bob Submit his Permit Application?

- Bob decides that he will use X-team for a future expansion of his Bistro, but for this phase he submits under standard plan review
- Bob applies online through [Accela Citizen Access](#)



Building Permits

- **What Additional Information Does Bob Need at Submittal?**
 - Urban Forestry Permit Number (UFC#)
 - Texas Architectural Building Systems Registration Number (TABs)
 - Certificate of Appropriateness (COA)
 - Grading Permit
 - Registered Contractor with the City of Fort Worth RB# or Out To Bid (OTB)

Plan Review

What Are The Different Tasks Plan Reviewers Are Responsible For?

- Customer Service
- Walk-ins; One day small business permits
- Plan Review of Building, Mechanical, Electrical, Plumbing, Accessibility, and Energy Codes
- Project Coordination (*opening permits for additional reviews*)
- Expediting



Grease Trap

Presented by Casey Nettles

Grease Trap

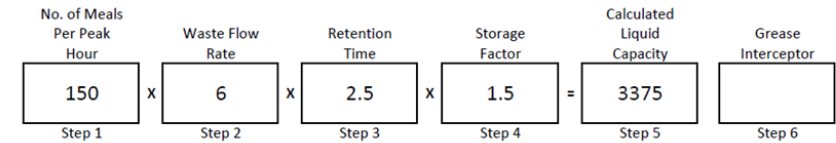
Does Bob Need a Grease Trap?

- Yes, all food service establishments are required to have a grease trap
- A grease trap/interceptor collects the fats, oils, and greases that go down the drain
- This is not the grease from fryers

Grease Trap

How should Bob size his grease trap?

- Fort Worth sizes grease traps based on the Uniform Plumbing Code, Appendix H (*Peak Meals formula*)



1	Number of Meals Per Peak Hour (Recommended Formula): Seating Capacity x Meal Factor = Meals Per Peak Hour <input type="text"/> x <input type="text"/> = <input type="text"/> 0	Notes:
	Establishment Type: Fast Food (45 min.) Meal Factor: 1.33 Restaurant (60 min.) Meal Factor: 1.00	
2	Waste Flow Rate: Condition Flow Rate: With a Dishwashing Machine 6 gallons Without a Dishwashing Machine 5 gallons Single Service Kitchen 2 gallons Food Waste Disposer 1 gallon	Notes:
	Retention Time: Commercial Kitchen 2.5 hours Single Service Kitchen 1.5 hours	
4	Storage Factor: Kitchen Type Storage Factor: 1. Fully Equipped Commercial Hours of Operation 8 hours 1.00 12 hours 1.50 16 hours 2.00 24 hours 3.00 Single Service Kitchen 1.50	Notes:

Grease Trap

What Else Does Bob Need To Do?

- Complete Grease Trap Discharge Permit application
- Upload application to Accela, email to Pretreatment staff
- Pay Grease Trap fee
 - Payments are completed online through Accela or check/money order in Pretreatment offices

Inspections

By Susannah Hicks

Building Inspections

BUILDING INSPECTIONS PRIMARILY CONSIST OF:

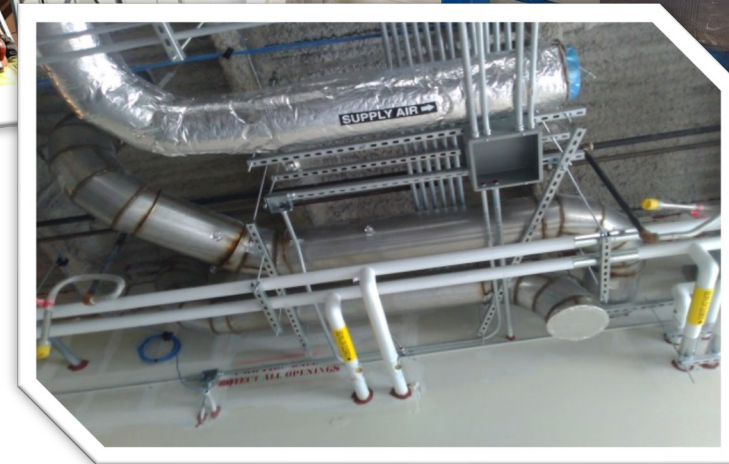
- Stakeout
- Piers
- Foundation
- Framing
- Insulation
- Firewall
- Energy
- Final



Mechanical Inspections

MECHANICAL INSPECTIONS PRIMARILY CONSIST OF:

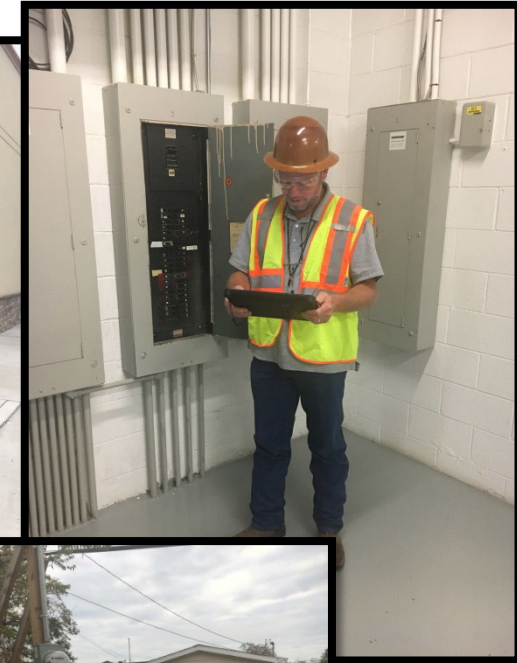
- Rough
- Ceiling
- Duct
- Hood
- Energy
- Final



Electrical Inspections

ELECTRICAL INSPECTIONS PRIMARILY CONSIST OF:

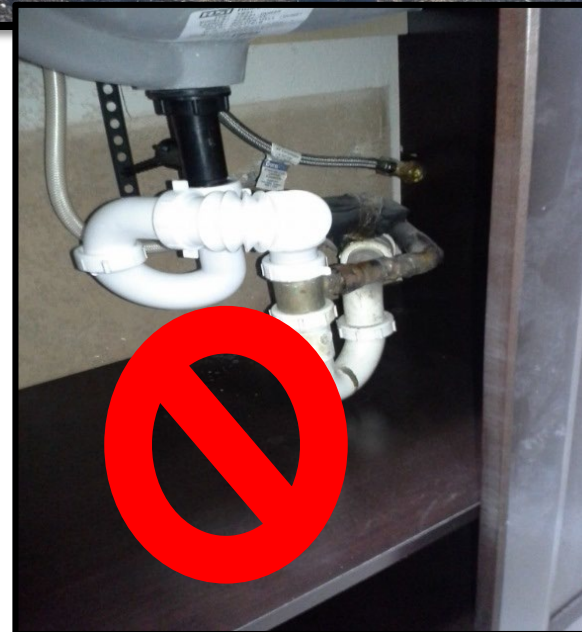
- T-Pole
- Underground
- Rough
- Ceiling
- Energy
- Final



Plumbing Inspections

PLUMBING INSPECTIONS PRIMARILY CONSIST OF

- Underground (Water/Sewer)
- Top Out
- Gas
- Energy
- Final



Change of Use

- Four trade ordinance
- Trade permits if needed
- Repairs required for new use
- Inspections on specific work
- Final trade permits
- Final change of use ordinances



Certificates of Occupancy

60 Day Limited Expires 3/1/2018

CITY OF FORT WORTH • PLANNING AND DEVELOPMENT DEPARTMENT • BUILDING INSPECTION DIVISION
CERTIFICATE OF OCCUPANCY

Lot _____ Block _____ Legal Description _____
 Street Address of _____
 (Building) Room, Area 704 Magnolia Ave Date 1/1/2018


LAND USE

I have examined the City of Fort Worth Official Zoning District Map and do hereby certify that the above described land is zoned "J". This land can be used as a Restaurant - limited to furniture & fixtures only

Permit No. PB1111 **BUILDING USE** This is a type FB Sprink Ala structure.

I have inspected this (building) (room) (area) and find that it is or can be used as a Group A, Division 2, Occupancy Classification as defined by the City of Fort Worth Building Code and, when used by such Occupancy Classification, will comply with all pertinent laws and ordinances. (If B2 storage, annotate high-piled combustible storage as B2-H.)

Owner _____ Building Official _____
 Owner's _____
 Address _____ Issued by _____



The occupant load of this (building) (room) (area) shall not exceed 100.
 The Building Code requires that this certificate be posted in a conspicuous place on the premises.

Limited Certificate of Occupancy (L.C.O.)



CITY OF FORT WORTH - PLANNING AND DEVELOPMENT DEPARTMENT
CERTIFICATE OF OCCUPANCY

Street Address: 15201 BLUE MOUND RD Date: 02/25/2021
 Legal Description: NORTHPOINT ALLIANCE INDUSTRIAL PARK BLK 1; LOT 1
 Upon reviewing the City of Fort Worth Zoning records on the date of application, it was determined the above land is zoned **K**.
 Permitted Land Use per Building Code: **Office - Office**

BUILDING USE

Permit No. **PO20-02366**

I have inspected this (building) (room) (area) and find that as defined by the City of Fort Worth Building Code and when used by such Occupancy Classification, will comply with all pertinent laws and ordinances. (Annotate high-piled combustible storage as +H.) The property will have the following classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
B	IBB	27405	274	OFFICE WITH MEZZ ANNEXATION CO ONLY
S-1	IBB	1026553	250	WAREHOUSE ANNEXATION CO ONLY
U	IBB	8787	87	RESTROOMS ANNEXATION CO ONLY

Occupant: **ARIAT BLDG 2** Building Official: Allison Gray
 Owner: **NP-OV FORT WORTH PROJECT 1, LLC** Code Compliance Approval:
 4825 NW 41st Street, Suite 500
 RIVERSIDE, MO 641500000 Issued By: J. JONES

Legal nonconforming: **No**
 LNC Approved by: _____

The City of Fort Worth cannot and does not in any way represent, advise, or guarantee that your compliance with the building code will prevent liability for violations of the American with Disabilities Act.
 The Building Code requires that this certificate be posted in a conspicuous place on the premises.

Certificate of Occupancy (C.O.)

Limited Certificates of Occupancy

- Occupancy or use of unfinished buildings
- 60 days maximum
- \$300 fee
- Requires all trade & Fire approvals
- Fixture, furniture, stocking, training, occupy

CITY OF FORT WORTH • PLANNING AND DEVELOPMENT DEPARTMENT • BUILDING INSPECTION DIVISION
CERTIFICATE OF OCCUPANCY

Lot _____ Block _____ Legal Description _____
 Street Address of Building, Room, Area _____ Date _____

I have examined the City of Fort Worth Official Zoning District Map and do hereby certify that the above described land is zoned _____. This land can be used as a _____

Permit No. _____ This is a type _____ structure.
BUILDING USE

I have inspected this (building) (room) (area) and find that it is or can be used as a Group _____, Division _____, Occupancy Classification as defined by the City of Fort Worth Building Code and, when used by such Occupancy Classification, will comply with all pertinent laws and ordinances. (If B2 storage, annotate high-piled combustible storage as B2-H.)

Owner _____ Building Official _____
 Owner's Address _____ Issued by _____

FORT WORTH

The occupant load of this (building) (room) (area) shall not exceed _____.
 The Building Code requires that this certificate be posted in a conspicuous place on the premises.



Certificates of Occupancy

- Permanent
- All trade and Fire finals
- Landscaping
- Address

FORT WORTH
CITY OF FORT WORTH - PLANNING AND DEVELOPMENT DEPARTMENT
CERTIFICATE OF OCCUPANCY

Street Address: 15311 BLUE MOUND RD Date: 02/25/2021
 Legal Description: NORTHPOINT ALLIANCE INDUSTRIAL PARK BLK 1, LOT 1
 Upon reviewing the City of Fort Worth Zoning records on the date of application, it was determined the above land is zoned K. Permitted Land Use per Building Code: Office - Office

BUILDING USE

Permit No: P028-02366
 I have inspected this (building) (room) (area) and find that as defined by the City of Fort Worth Building Code and when used by such Occupancy Classification, will comply with all pertinent laws and ordinances. (Annotate high-piled combustible storage as -H.) The property will have the following classification:

Occ Class	Code Type	Square Feet	Occ Load	Use Description
B	WB	27400	274	OFFICE WITH MEZZ ANNEXATION CO-ONLY
S-1	WB	1806000	350	WAREHOUSE ANNEXATION CO-ONLY
U	WB	8787	87	RESTROOMS ANNEXATION CO-ONLY

Occupant: AHSAT BLDG 2
 Owner: NP-OV FORT WORTH PROJECT 1, LLC
 4025 NW 41st Street, Suite 500
 RIVERSIDE, MO 6411000000
 Legal nonconforming: No
 LMC Approved by:

Building Official: Allison Gray
 Code Compliance Approval:
 Issued By: J. JONES

The City of Fort Worth cannot and does not in any way represent, advise, or guarantee that your compliance with the building code will prevent liability for violations of the American with Disabilities act.
 The Building Code requires that this certificate be posted in a conspicuous place on the premises.



Consumer Health

Presented by Stephanie Neff

Consumer Health

What Does Bob Need to Comply With?

- A residence (home) may not be used as a food establishment
- The location should be connected to City water and sewer or must meet state and local requirements
- Space must be provided for employee belongings
- Employees must have conveniently accessible restrooms
- Customers may not go through the kitchen or food preparation areas to access the restrooms

Consumer Health

What Will Consumer Health Look for?

- Where Food Will Enter the Building
- Where Food will be Stored
- How Food will be Cooked/Prepared
- How Food Will Leave the Kitchen and be Served to the Public
- How Dirty Dishes are Washed and the Clean Dishes are Stored

Consumer Health

What is Reviewed Within the Submitted Plans?

- The site plan and MEP (mechanical, electrical, plumbing), the equipment schedule, finish schedule, and copy of the menu
- If there are any alterations to the approved plans, Consumer Health must be notified
- The Certificate of Occupancy must be obtained **BEFORE** a health permit is issued

Consumer Health

What Are the Standards for Floors, Walls and Ceilings?

- Wall and ceiling surfaces must be smooth, non-absorbent, easy to clean, and light in color
 - *Consumer areas such as dining rooms do not need to meet this requirement if they are kept clean*
- Studs, joists, and rafters may not be exposed in areas subject to moisture. Drop down ceilings are required in kitchens, services station, bars, self-service areas, and restrooms
- Carpeting is not permitted in food preparation areas, restrooms, garbage areas, or any areas subject to moisture
- Exposed utility lines and pipes may not be installed on the floor

Consumer Health

What Plumbing Standards Does Bob need to Achieve?

- Hand washing sinks must be conveniently located and provided within 15 feet of food preparation and service, ware-washing, and inside restrooms
- A three-compartment sink is required to manually wash dishes
- A mop sink or utility sink is required
- A food preparation sink may be required to wash produce or thaw meat

Consumer Health

What Plumbing Standards Does Bob need to Achieve (continued)...

- Backflow prevention
- Grease traps should be located outside
- Must provide Indirect connections from sewage systems to any drains originating from equipment where food or equipment is placed
- Hot water heaters should be sized to be sufficient for meeting peak demands
- Floor drains provided for cleaning purposes



Consumer Health

What Health Standards are Considered Eligible for Variance?

- Outer openings
- Three Compartment Sink
- Approval is based upon his operations and his kitchens compliance with health review



Consumer Health

Are There Health Inspections Required During Construction of Bob's Bistro?

- Pre-operational inspection is conducted at least 7-10 days before construction is scheduled to end
- Final inspection once the certificate of occupancy is obtained
 - Health permit issued at this time

Wrap Up

For Additional Information, Please Access:

- [Development Services](#)
- [City Staff Contact Information](#)



Development 101 SURVEY

- Let us know your thoughts about the class!

Scan the QR code



OR

use www.surveymonkey.com/r/DEV101

