



City of Harrah

PO BOX 636 * 19625 NE 23rd * Harrah, OK 73045 * 405-454-2951 * fax 405-454-2130

Application for Residential Building Storm Shelter Permit

Date: _____

Permit# _____

- 1. A completed application must be turned into the city for processing, incomplete applications will be returned to the applicant.*
- 2. Site plan, one drawing of the location of the proposed building site including all setbacks (from all four sides).*

Estimated Building Cost: \$ _____

Name: _____ **Phone No.** _____

Address: _____ **City:** _____ **Zip:** _____

Building Site Address: _____

Home Owner Association (HOA): Yes _____ No _____

HOA president: _____ (print)

Building Characteristics

No. of buildings on the property _____ **Use of the Buildings** _____

****All Skilled Laborers need to be licensed through City of Harrah prior commencement of work****

Building Contractor _____ **Plumbing Contractor** _____

Address: _____ **Address:** _____

Phone No. _____ **Phone No.** _____

Electrical Contractor _____ **Mechanical Contractor** _____

Address: _____ **Address:** _____

Phone no. _____ **Phone No.** _____

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NOTE: All construction must conform to the international buildings and the City of Harrah codes. I hereby certify, and acknowledge that I have read and agree to all of the conditions herein stated and specified. Please Initial _____

I further certify that the statements in this application are true and correct to the best of my knowledge and belief and that all construction work under this permit will comply and conform to the attached plans, specifications and drawings. I further agree to comply with all applicable city ordinances and building codes of the City of Harrah. Any misrepresentation of these statements will void this permit.

Applicant Name: _____ Applicant Signature: _____

Address: _____ Phone No. _____
Street City Zip

Approved

Disapproved

Building Official Signature: _____ Date: _____



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Storm Shelter

Permit #: _____

Date: _____

Draw Location Below

↑ N

Applicant Name: _____ Applicant Signature: _____

Address: _____ Phone No. _____
Street City Zip

Approved

Disapproved

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Building Official Signature: _____ Date: _____

Chapter 13 STORM SHELTERS AND SAFE ROOMS

5-1301: DEFINITIONS:

5-1302: BUILDING PERMIT REQUIREMENT:

5-1303: BUILDING PERMIT FEE:

5-1304: LICENSED CONTRACTOR REQUIREMENT:

5-1305: CONSTRUCTION PLAN REQUIREMENTS:

5-1306: STORM SHELTER LOCATION AND CONSTRUCTION REQUIREMENTS:

5-1301: DEFINITIONS:

SAFE ROOM: A fortified room or freestanding compartment secured within the main structure that is installed in a private residence, business, or public place to provide a safe shelter, or hiding place for the inhabitants in the event of a break in, home invasion, tornado, terror attack, or other threat. Also known as a stormproof room.

STORM SHELTER: A type of underground bunker designed to protect the occupants of a residence or other structure from the effects of wind and debris resulting from violent severe weather, particularly tornados. In-floor units installed in garages or under other floors of a structure shall also be classified as storm shelters for purposes of these regulations. (Ord. 2016-8, 1-19-2017)

5-1302: BUILDING PERMIT REQUIREMENT:

- A. A city of Harrah building permit is required for location and construction of all public and private storm shelters and safe rooms within the city limits. All such facilities shall be located and constructed to meet or exceed city and state regulations and standards.

- B. When a storm shelter or safe room is included in the construction of a new residence, business, or other building, said structure shall specifically be identified on plans, registered with the city, and inspected as a part of the building permit approval and inspection process.

- C. Existing structures or properties may be retrofitted with a storm shelter or safe room subject to city approval of an application and plan meeting the standards of this section and to the issuance of a building permit by the city building official.

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D. City emergency rescue services shall maintain a registry of all storm shelters and safe rooms.
(Ord. 2016-8, 1-19-2017)

5-1303: BUILDING PERMIT FEE:

A fee for the permit required for the building, erection, or installation of a storm shelter shall be paid to the city. The amount of such fee shall be as established in the schedule of fees on file in the city.
(Ord. 2016-8, 1-19-2017)

5-1304: LICENSED CONTRACTOR REQUIREMENT:

No person, firm or corporation shall erect, construct or build a storm shelter or safe room within the city of Harrah without first obtaining a storm shelter/safe room contractor's license and paying the fee thereon, as required by city codes; provided that nothing herein contained shall prohibit the owner/occupant of a single-family residence from constructing on his or her own premises for his or her own use and benefit, a storm shelter, after having obtained the necessary city building permit under the terms and specifications described in this chapter. (Ord. 2016-8, 1-19-2017)

5-1305: CONSTRUCTION PLAN REQUIREMENTS:

Construction plans shall be submitted with each application to ensure that all FEMA requirements of this section and all other applicable city ordinances have been met. (Ord. 2016-8, 1-19-2017)

5-1306: STORM SHELTER LOCATION AND CONSTRUCTION REQUIREMENTS:

A. It is the intent of this chapter that new storm shelters shall not be located in the front yard of one- and two-family residences. However, when there is no reasonable access for construction equipment to a rear yard because of the location of existing structures, a storm shelter shall be permitted in the front yard of the property provided:

1. The aboveground height of the shelter shall be no greater than twelve inches (12") above the surrounding grade.
2. Landscape materials shall be provided on all sides of the storm shelter, excluding an approach for entry into the shelter, for the purpose of screening its view from the street and all adjoining properties.
3. The shelter and approach shall only be visible from the primary structure, or in the case of a side yard installation, the shelter and approach may be oriented to face the rear of the property, in order to adequately screen it from view from the street and adjoining properties.
4. Failure to adequately screen the storm shelter from the view of the street and all adjoining properties shall constitute a violation of this chapter, with each day of noncompliance constituting a new and separate violation of this chapter.

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5. All preexisting storm shelters shall be subject to the screening regulations herein, regardless of the height of the existing structure; and said screening shall not exceed the height of the storm shelter any more than is necessary to adequately screen the preexisting shelter from the street and all adjoining properties.

6. There shall be no encroachment on public or private rights of way or easements.

B. When a safe room or storm shelter is included in the construction of a new residence or other building, said facility shall specifically be identified on plans, registered with the city, and inspected as a part of the building permit approval and inspection process.

C. Existing structures may be retrofitted with a storm shelter or safe room subject to city approval of a plan meeting the standards of this section and to the issuance of a building permit by the city building official. (Ord. 2016-8, 1-19-2017)

Zoning	Lot Area	Lot Front	Max Coverage	Max Height	Front Yard Setback	Side Yard Setback	Rear Yard Setback
A-1 Gen. Agr.	5 acres	35' abut str. 70' build line	25% Inter 35% Corn. 20% rear	40 feet	25 feet	10 feet 5' for accessory	20 feet or 20% of depth
A-2 Sub Dist.	One to 5 acres	35' abut str. 70' build line	25% Inter 35% Corn. 20% Rear	40 feet	25 feet	10 feet 5' for accessory	20 feet or 20% of depth
R-1A Single Family	9,800 Sq. Ft	35' abut str. 70' build line	25% Inter 35% Corn. 20% Rear	40 feet	25 feet	10 feet 5' for accessory	20 feet or 20% of depth
R-1B Sing. Fam./freestanding mobile home	9,800 Sq. Ft	35' abut str. 70' build line	25% Inter 35% Corn. 20% Rear	40 feet	25 feet	10 feet 5' for accessory	20 feet or 20% of depth
R-2A Med. Pop. Density	7,000 sq. ft. one fam. 9,000 sq. ft. two fam.	35' abut str. 70' build line	35% Lot area 30% Rear	40 feet	25 feet	10 feet 5' for accessory	20 feet or 20% of depth
R-2B High Pop. Density	9800 sq. ft. one fam. 14,000 sq. ft. two fam.	35' abut str. 70' build line 10' for each add. Fam.	35% Lot Area 30% Rear	40 feet	25 feet	5 feet 10" for more than one	20 feet or 20% of depth

** Above table are requirements for construction in each zoning area

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