

## Residential Storm Shelter Addition Requirements

Building permit must be obtained by the contractor or by the building contractor or the property owner. Separate Plumbing, Mechanical, and Electrical permits if required.

### Note:

1. Homeowners, with proof of homestead, may obtain a plumbing permit.
2. A licensed electrician and mechanical contractor registered with the City of Fate must obtain any necessary electrical and mechanical permits.

### SUBMITTAL REQUIREMENTS:

1. **RESIDENTIAL BUILDING PERMIT APPLICATION:** The following information must be provided:
  - a. The address and legal description of the property.
  - b. The name, address and contact number of the property owner.
  - c. The name, address, phone number, and fax number of the person doing the work, if other than homeowner.
  - d. Square footage of Shelter or Safe room.
  - e. Valuation or project cost.
2. **PLANS TO INCLUDE:**
  - a. Site plan listing:
    1. Exact location and measurements of the storm shelter.
    2. Distance to property lines if located outside the structure footprint.
    3. Location of all existing detached structures and/or swimming pool, as applicable.
  - b. Overall floor plan if installed within the residence to include:
    1. Label all rooms (Example: bedroom, kitchen, restroom, etc.)
    2. Location and size of all windows in or adjacent to storm shelter.
    3. Note location of walls to be removed or added, if any.

### Notes:

- a. In-ground storm shelters require plans sealed by a professional engineer licensed in the state of Texas.
- b. The proposed storm shelter may require the installation of smoke and carbon monoxide detectors.

### To be submitted with application

1. Identify shelter type  Pre-manufactured  Site constructed  
 Above-ground  Below-ground
2. in-ground shelters to be verified by an independent, registered engineer that the shelter you offer complies in all respects to existing quality standards, currently the National Storm Shelter Association (NSSA) Standard available at [www.nssa.cc](http://www.nssa.cc) This verification must include evidence of successful debris impact testing. If yes; provide sealed engineering report and/or sealed verification letter.
3. Plans shall be sealed by a professional engineer licensed in the State of Texas that addresses the following issues:  
Installed in residence
  - a. Provide engineered letter to ensure the existing foundation will not be compromised.
  - b. If repairs are made to a post tension foundation an engineered letter will be required identifying repairs.

#### Installed in-ground

- a. Shall meet NSSA-ICC500 Standards

After installation, the engineer will provide a letter that the shelter was installed according to all requirements of the International Residential Code and to Manufacturer's specifications.