



### Exterior Wall

Every exterior wall shall be free of holes, breaks, loose or rotting boards, and any other conditions which might admit rain or dampness into the interior portions of the walls or to the occupied spaces of the building. All exterior surface materials, including wood, composite, or metal siding, shall be maintained weatherproof and shall be properly coated when required to prevent deterioration.

### Accessory Structure

All accessory structures shall be maintained, structurally sound and in compliance with Tulsa Code of Ordinance Title 55.

### Stairs/Porch

Every stair, porch, fire escape, balcony, and all attached accessories shall be so constructed as to be safe. All these shall be ready to use, capable of supporting the anticipated loads, maintained in sound condition, and in good repair.

### Sidewalks and Driveways

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

### Electrical/Plumbing/Mechanical

All electrical, plumbing, and mechanical systems must be properly connected to either a public system or to an approved private system. The systems must also be in good repair and shall function as properly intended.



## REPORTING VIOLATIONS:

All violations should be reported to **311**  
Phone: **311** or **(918) 596-7777**  
Web: [www.cityoftulsa.org](http://www.cityoftulsa.org)  
App: **Tulsa311** (Android or iPhone)



## FOR MORE INFORMATION:

For additional Code Enforcement information, links to helpful resources, and steps on how to check the status of a case, visit:  
[www.cityoftulsa.org/code](http://www.cityoftulsa.org/code)

On the website, learn more about:

- Top Violations
- Parking Surfaces
- Sign Regulations
- Properties with Placarded/Notices
- Multi-Family Housing
- Code Enforcement Process
- Checking on the Status of Cases
- Downloads and other Resources Links



## TOP PROPERTY MAINTENANCE VIOLATIONS:

### Utilities

To occupy or live in a structure, the structure must have all required utilities.

### Unlawful Structure

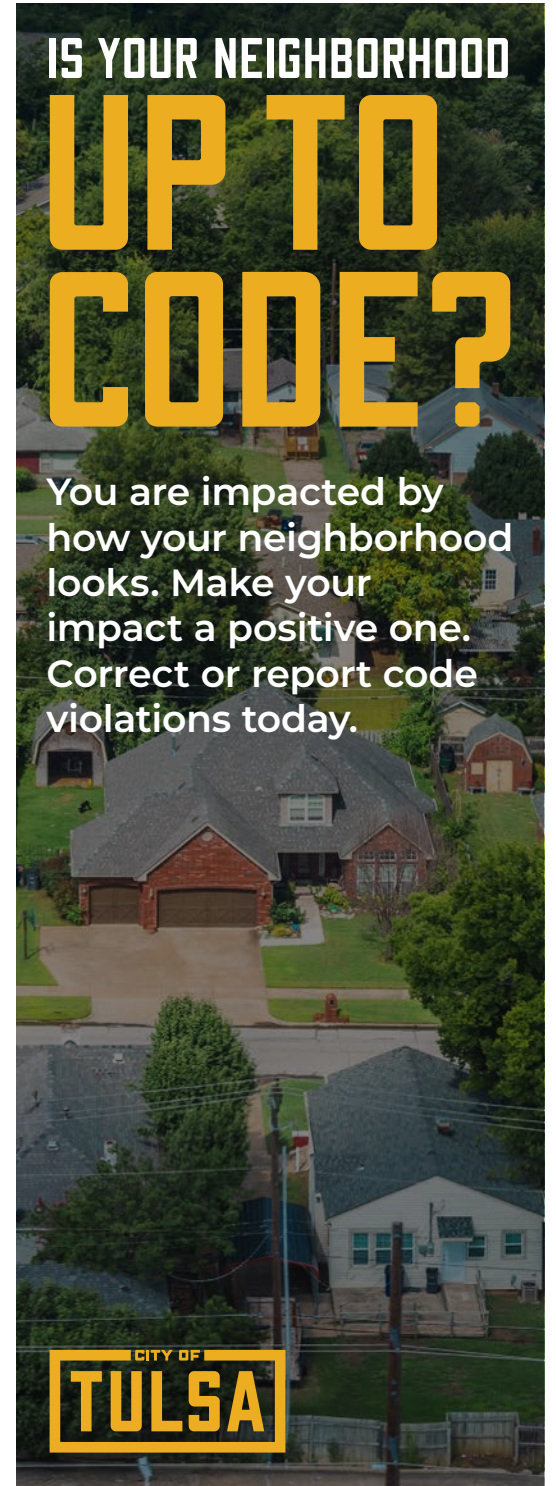
Citizens cannot live in tents, sheds, or any structure not intended for long term residential dwelling.

### Roof

All roofs shall be structurally sound, tight, and have no defects which might admit rain.

### Window

All windows must be maintained in water tight condition and functional.



[WWW.CITYOFTULSA.ORG](http://WWW.CITYOFTULSA.ORG)

# “UP TO CODE” INFORMATION

TOPIC/AREA	RULES	ADDITIONAL INFORMATION
<b>Yard/Lot Maintenance</b>	All properties include front yard, back yard, abutting right of way, fence line, and ditches.  Vegetation must not conceal or invite deposits of trash.  Garden areas must be tended and cultivated.  Rank overgrowth must be managed.	Plants, trees, grasses, and shrubs must be maintained.  Grass cannot be over 12 inches high.  Weeds, poison ivy, oak, or sumac must be removed.  Vegetation and trees cannot obstruct the view for vehicle or pedestrian traffic.
<b>Trash, Junk, Debris</b>	Cannot be left in the yard.  Must be disposed of properly.  Unacceptable items can include auto parts, appliances, furniture, building materials, tires, paper, cardboard, plastics, tree trimmings, and limbs.	For curb side pickup contact Bulky Waste at (918) 596-9777, charges may apply.  Code Enforcement has some additional resources for those that need assistance.  Also includes items of any kind which are uncared for, discarded or abandoned.
<b>Vacant/Unsecured Structures</b>	All windows, doors, and other openings must be boarded, secured, and maintained.  Property owners are responsible for the maintenance of vacant/unsecured structures.  If a break-in occurs all openings must be re-secured immediately.	An owner must board up a vacant structure after any fire occurs.  If a structure becomes a health and safety risk for the public, it can be considered for demolition.
<b>Unlawful Structure</b>	An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this Code, or was erected, altered, or occupied contrary to law.	Citizens cannot live in tents, sheds, or any structure not approved for long term residential dwelling.
<b>Utilities</b>	To lawfully occupy a structure, you must have lawful utilities.	Lawful connection to water and electric is a minimum.
<b>Exterior</b>	The exterior of all structures must be maintained in good repair and protect the interior from the elements.	This includes roofs, doors, windows, siding, and all other components that protect the interior.
<b>Accessory Structures</b>	All accessory structures shall be maintained structurally sound and in compliance with Tulsa Code of Ordinance Title 55.	This includes exterior retaining walls, fences, detached buildings, etc...
<b>Porches, Stairs, Balconies</b>	Every stair, porch, fire escape, balcony, and all attached accessories shall be so constructed as to be safe.	All these shall be ready to use, capable of supporting the anticipated loads, maintained in sound condition, and in good repair.
<b>Inoperable Vehicle</b>	Cannot be parked outdoors in the yard, street, or driveway.  Must be in a fully enclosed structure.  Cannot be used for storage.	Signs of inoperable vehicles can include flat tires, missing parts, out of date tags, or missing license plate.  All vehicles stored on the property must be capable of lawful operation on public streets.

TOPIC/AREA	RULES	ADDITIONAL INFORMATION
<b>Parking</b>	Vehicles cannot be parked in yards, on grass, dirt, untreated gravel.  A driveway or parking area must be an approved dustless surface. Vehicles cannot remain parked in the street longer than 24 hours	Inoperable vehicles parked in the street should be reported to the Customer Care Center at 311.  Permit(s) required to expand parking areas.  See Title 42, Section 45.150 for recreational vehicle (RV) parking regulations.
<b>Outdoor Storage</b>	Items intended for indoor use cannot be stored outside. Inside items are not allowed in the backyard, on a porch, or under a carport.  Unacceptable items can include indoor furniture, household appliances, or auto parts.	Acceptable outdoor items can include firewood, grills, lawn furniture, hoses, tools, children's play equipment, lawnmower, or neatly stacked building material.
<b>Illegal Business</b>	Most businesses are not allowed to operate in residential areas.  Illegal businesses can include auto repair, on-going sales, or uses involving customers or employees coming to/from the residential area.	Refer to Code of Ordinances, Title 42; Section 45.100.  Outdoor storage of commercial items is prohibited.
<b>Commercial Vehicles/Equipment</b>	May not be parked outdoors in a residential area.  Unacceptable vehicles examples include box vans, dumps trucks, or semi-trucks and trailers.	Refer to Code of Ordinances, Title 42; Section 45.130.  Only allowed in a residential area if kept within a fully enclosed structure.
<b>Fencing/Screening/Walls</b>	May not exceed 4 feet in height in the front building setback.  May not exceed 8 feet in height in the back yard.  Screening fences are required for most commercial uses that abut a residential property.	City permit is required to build call (918) 596-9456.  Fences over 4' in front or 8' in back require a Special Exception.  Screening fence must be 6' wood privacy fence or masonry wall.
<b>Dead Trees</b>	Trees cannot remain damaged, dead, or pose a public hazard.  Any tree, limb, or branch that could fall or pose a public hazard must be removed.  Property owners are responsible for dead trees	Trees can be disposed of at the City's Mulch Site at 2100 N 145th E Ave 7:30am-5pm – Closed on Sunday.  Property owner maintains trees in abutting right(s)-of-way.
<b>Abutting Right of Way</b>	Standard maintenance of Public Right of Way is the responsibility of the abutting property owner.	Whenever private property abuts a public right-of-way the owner of the abutting property must maintain all vegetation to include trees and trash that is in violation of Title 24.
<b>Obstructing Public Utility</b>	Blocking access to a public facility is a violation.	Using vehicles or other means to block public utility facilities, such as a water meter will be abated using enforcement tools such as impounding a vehicle or removing the obstruction at the owner's expense.
<b>Graffiti</b>	The failure to remove graffiti from all exterior areas is a violation.	The owner of a property must abate all graffiti visible from a public right-of-way.