



## COMMON RESIDENTIAL CODE VIOLATIONS

### PROPERTY EXTERIOR

#### 1) Outside Storage

- Any items stored outside of a permitted, fully enclosed structure, including but not limited to: old, inoperable, dismantled or abandoned motor vehicles or parts. Machinery parts, appliances or parts thereof, furniture, iron or other metal, glass, paper or other discarded material. Trash, debris or any substance that would mar the appearance, create a stench or fire hazard on the property. TMC 6-4-100, TMC 6-4-050(2), TMC 6-4-150(1), & TMC 6-13-040(10)(f).
- All living units, both inside and out, must be free of garbage, trash, debris, or scattered materials. TMC 6-13-040(10)(a) & TMC 6-4-100.



#### 2) Landscaping

- Shrubs, trees, grass, and other vegetation should be kept trimmed, maintained and out of the public right-of-way. Landscaped areas should remain free from weeds and decaying material. TMC 6-13-040(10)(e) TMC 2-2-025.
- Weeds and grass to be cut before it seeds, pollinates or reaches over 10 inches. TMC 6-13-040(10)(e) & TMC 6-4-090.
- Dead or decaying organic material from yard debris must be removed and disposed in the appropriate yard debris container. TMC 6-13-040(10)(a)&(e).



#### 3) Garbage Collection

- Owners of rental property must subscribe to and pay for adequate weekly trash service for each rental unit; including rubbish, yard debris, recycling, and garbage. TMC 6-13-040(10)(a) & TMC 6-4-100.
- Garbage cans shall be stored in the garage or screened from view and removed from the street within 24 hours after garbage pickup. TMC 6-13-040(10)(a) See Outside Storage.



#### 4) Fences

- Any damaged or broken fence with excessive physical decay, rot, missing components, cracked, crumbling, peeling or rusting surfaces indicative of lack of maintenance is considered a nuisance. TMC 6-4-155 (1) & TMC 6-13-040(10)(i).
- No barbed-wire or electric fence may abut to a sidewalk or public right-of-way. TMC 6-4-120 (1)&(2).
- Fences over 6' in height require a permit. OSSC 105.2



#### 5) Vehicles & Parking

- Vehicles shall be parked in the driveway, not on landscaping, and shall be used every 5 days. TMC 6-13-040(10)(b)&(g) & TDC 73.370(2)
- Inoperable vehicles must be kept in a fully enclosed garage or an offsite storage facility. See outside storage.
- Vehicles or objects shall not be stored on the street over 72 continuous hours without a permit from the City. TMC 8-2-260.
- Inoperable, abandoned, improperly parked, blocking, or hazard vehicles can be towed at the vehicle owner's expense. ORS 819, TMC 8-6 & ORS 90.485(2)(e).



#### 6) Sidewalks & Roadways

- Vegetation cannot block any portion of the sidewalk or road. Overhead clearance required is 8' for sidewalks and 12' for roadways. TMC 2-2-020-030
- Walkways, sidewalks, and driveways must be clean and repaired. Free from obstructions, cracks, damage and debris. TMC 6-13-040(10)(h) & TMC 2-2-020.
- Vehicles shall not be driven on or over a curb, sidewalk or planter strip. TMC 8-3-110.
- The abutting property owner is responsible for the reverse frontage of a property lot. TMC 2-2, 6-13 & 6-4.



# BUILDING COMPONENTS

## 7) Accessory Buildings

- Must be located outside of the required set-back area, must be structurally sound, made of weather resistant material and well maintained. TMC 6-13-040(1)(b).
- An accessory building exceeding 200 sq ft or 10' in height requires a Building Permit. ORSC R105.2



## 8) Building Repairs or Modifications

- Repair or replacement of any part of the building cannot be by tarp or similar temporary material and cannot violate building or fire codes. TMC 6-13-040(10)(d).
- Proper permits must be obtained prior to starting building repairs or modifications. Contact the Building Department prior to any changes.



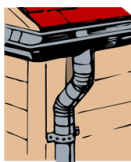
## 9) Roofs, Floors, Walls, Foundations

- Settling, cracked, crumbling, broken, deteriorated, missing, rotten, sagging or excessively worn surfaces (including cracked or peeling paint), or leaning structural components, must be repaired or replaced.  
This includes: outside porches and steps, siding, garage doors, roofing, gutters, downspouts, and chimneys. TMC 6-13-040(1)(a)&(b).



## 10) Gutters, Downspouts, & Surface Drainage

- Gutters and downspouts should be maintained, repaired and free of debris. TMC 6-13-040(4)(a).
- Surface drainage of liquid wastes from private premises. TMC 6-4-050(7).



## 11) Structural, Electrical, & Plumbing

- Changes in any of these components may require a permit. Contact the Building Department.



## 12) Smoke Detectors

- Smoke detectors are required by ORS 479.270. *If you have ionization alarms, they must have a hush feature, and if the ionization alarm is solely battery operated it must have a long-life battery. An ionization smoke alarm will have a radioactive symbol inside the detector or on the back of it.*
- Smoke detectors must work and be located in sleeping rooms, in the immediate vicinity of the sleeping rooms and on each level of the house, including basements and attics with habitable spaces. TMC 6-13-040(7)
- Do not remove or tamper with working smoke detectors. Tenants are required to check them regularly. ORS 90.325(7).



## 13) Doors, Windows, Walls & Ceilings

- Broken, missing or poorly fitted doors and windows must be repaired to prevent weather entry. ORS 90.320(1)(a).
- Window and door locks, striker plates and jambs must work properly and be in good repair. ORS 90.320(1)(k).
- Windows and doors must open, and be able to stay open for ventilation or emergency exit. ORS 90.320
- Exits should not be permanently or temporarily blocked. ORS 90.320



## 14) Rental Housing License

- A Rental license is required for each dwelling unit that is rented within the City of Tualatin. The annual cost is \$10.00 per unit. TMC 6-13.
- Contact Licensing at 503-691-3054.

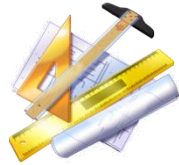


# Manufactured Home Parks

Note: MH=Manufactured Home

## MH 1) Installation

- A person may not install a MH, structure or accessory building without first obtaining and permit. ORS 446.252.



- Every MH will have the wheels, axels, tongue, and traveling lights removed. TDC 34.190(8).
- No extension, accessory structure, or other out building shall be attached to a MH. TDC 34.190(10).
- MH shall be in conformance for site preparation, foundation support, anchoring, structural and utility connections, electrical and plumbing tests, underfloor enclosures, ventilation, vapor barriers and steps used for access and egress. ORS 446.155(5)

## MH 2) Hud Label

- A person may not rent, lease, sell or offer for rent, lease or sale a MH, unless the MH bears an insignia of compliance. ORS 466.155(2) TDC 34.190(4).



## MH 3) Recreational or Camping Vehicles

- Are not to be hooked up to sewer, water, or electrical facilities, used for residential purposes or rented a space within a MH Park. TDC 34.190(4).



## MH 4) Streets

- At least one direct access to a public street, containing a right-of-way width of not less than fifty (50) feet. TDC 34.190(6).
- Park streets must be at least 20 feet in width if parking is not allowed on the street, otherwise the street must be 30 feet in width. ORS446.095(1).



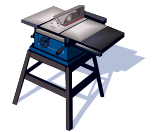
## MH 5) Parking Spaces

- Each MH space shall include not less than two paved standard size automobile parking spaces located within the MH lot space. TDC 34.190(7).



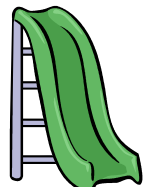
## MH 6) Skirting

- Every MH will have a continuous, weather resistant and permanent affixed skirt installed and made of the same material and finish as the exterior of the MH. TDC 34.190(9).



## MH 7) Measurements

- A MH lot space shall not be less than thirty (30) feet in width or forty (40) feet in length. ORS446.100(1)(c).
- Distance between two MH shall be no less than ten (10) feet on either side or either end. TDC 34.190(11).
- Distance between a MH and Park property lines or other permanent structures shall be no less than fifteen (15) feet. TDC 34.190(12).
- Distance between a MH and park streets shall be no less than eight (8) feet. TDC 34.190(13).
- Distance between a MH and Park sidewalks shall be no less than five (5) feet. TDC 34.190(14) ORS446.100(5).
- A MH Park that accommodates children is required to provide a play area not less than 2,500 square feet in area. ORS 446.095(3)





## Departments

### Building Department

503-691-3044

### Engineering Department

503-691-3031

### Licensing

503-691-3054

### Municipal Court

503-691-3025

### Operations

503-691-3091

### Planning Department

503-691-3026

### Tualatin Library

503-691-3071

### Police Department

Office: 503-691-4800

### Community Services Officer

503-691-4822

### Non-Emergency Dispatch

503-629-0111



## Codes & Law Links

### Oregon Revised Statutes (ORS)

[www.leg.state.or.us/ors](http://www.leg.state.or.us/ors)

90 Landlord Tenant Rights

446 Manufactured Housing Parks

819 Abandoned Vehicles

479 Protection of Buildings from Fire

### Oregon Building Code (BCD)

[www.cbs.state.or.us](http://www.cbs.state.or.us)

2002 Oregon Manufactured Dwelling Parks

### Tualatin Municipal Code (TMC)

[www.ci.tualatin.or.us](http://www.ci.tualatin.or.us)

2-2 Sidewalk Maintenance

6-1 General Offenses

6-4 Nuisances

6-13 Rental Housing Standards

### Tualatin Development Code (TDC)

34.190 Manufactured Dwelling Parks

40 Low Residential Planning District

70 Floodplain District

73 Community Design Standards

## Online Resources

**No internet access or computer? Visit the Tualatin Library at 18878 SW Martinazzi Ave.**

Monday-Thursday 10am - 9pm • Friday-Saturday 10am - 6pm • Sunday 1pm- 6pm

**Need Help Finding Help?** Call 211 or [www.211info.org](http://www.211info.org)

Dispute Resolution Center [www.beavertonoregon.gov](http://www.beavertonoregon.gov)

Federal Trade Commission [www.ftc.gov](http://www.ftc.gov)

FEMA [www.fema.gov](http://www.fema.gov)

Government and Nationwide Services [www.usa.gov](http://www.usa.gov)

Home Safety Council [www.homesafetycouncil.org](http://www.homesafetycouncil.org)

Housing Connections [www.housingconnections.org](http://www.housingconnections.org)

HUD [www.hud.gov](http://www.hud.gov)

Metro Multifamily Housing Association [www.metro multifamily.com](http://www.metro multifamily.com)

National Crime Prevention Council [www.ncpc.org](http://www.ncpc.org)

Oregon Housing and Community Services [www.oregon.gov/OHCS](http://www.oregon.gov/OHCS)

Oregon Department of Justice [www.doj.state.or.us](http://www.doj.state.or.us)

Oregon Helps [www.oregonhelps.org](http://www.oregonhelps.org)

Oregon Law Help [www.oregonlawhelp.com](http://www.oregonlawhelp.com)

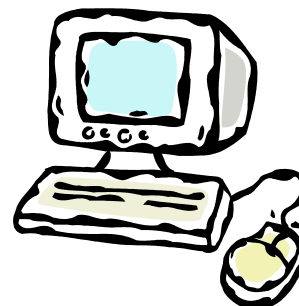
Oregon State Bar (See Public Info) [www.osbar.org](http://www.osbar.org)

Rental Protection Agency [www.rentalprotectionagency.com](http://www.rentalprotectionagency.com)

State of Oregon [www.oregon.gov](http://www.oregon.gov)

TVF&R [www.tfvr.com](http://www.tfvr.com)

The Portland Alliance [www.theportlandalliance.org](http://www.theportlandalliance.org)



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