



CITY OF BROKEN ARROW

Office of Code Enforcement

PO BOX 610 – BROKEN ARROW – OK - 74013

(918) 259-2411 • Fax (918) 258-4998 • brokenarrowok.gov

Date: January 28, 2020

ORDER TO REPAIR AND/OR TAKE OTHER CORRECTIVE ACTION

Kim Lien Do
222 W Detroit St.
Broken Arrow, Oklahoma 74012

RE: Cases 20-10035746

Property Maintenance: Rotten, unprotected and deteriorated wood and siding.

An inspection of your property, described and located at:

ADDRESS: **222 W. Detroit St. Broken Arrow, Ok 74012**

LEGAL: **LTS 13 Thru 16 BLK 20, Broken Arrow-Original Town**

City of Broken Arrow, Tulsa County, Oklahoma, discloses unlawful violations of the Property Maintenance Code (also known as IPMC) of the City of Broken Arrow, Oklahoma, Section 15, Broken Arrow Municipal Ordinances. The attachment is a list of those violations, together with a statement of the necessary corrective actions you must take to bring the property into compliance with the Code. These corrective actions must be completed within (30) days from the date of this letter. **Application of other codes: Any repairs or alterations to a structure, or changes of use therein, which are caused directly or indirectly by the enforcement of this code shall be done in accordance with the procedures and provisions of the building, plumbing, electrical, and mechanical codes under the jurisdiction of the City of Broken Arrow, Oklahoma.**

Broken Arrow City Code: Chapter 6, Section 267, Maintenance

Complaint: There are bare, rotten wood boards exposed to the elements

Corrective Action: Repair or replace damaged, deteriorated boards and treat them with weather proofing

Complaint: There are opening in the siding allowing rodents inside and under the house.

Corrective Action: Replace or repair damaged or missing siding with weatherproof materials

The Code further provides:

- 1) Section E.S. 107.5 Transfer of Ownership: It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease, or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee, or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee, or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.
- 2) Section 15-1.B.5 Right to Appeal: An aggrieved person may file an appeal of the code official's decision, notice or order.
- 3) Section 15-1.B.6 Notice of Appeal: The property owner, or aggrieved person, shall have a right of appeal to the Hearing officer where it is alleged there is an error in any notice, order or decision of the Neighborhood Improvement Officer. Such appeal shall be taken by filing written notice of appeal with the City Clerk within ten (10 days) after the notice or order is rendered, specifying the name and mailing address of the Appellant and the grounds thereof.
- 4) Section 106 Violations, Section 106.3 Prosecution of Violation: Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

REPAIR UNINHABITABLE STRUCTURE. PERMITS ARE REQUIRED. CONTACT OFFICER TO DISCUSS ADDITIONAL DETAILS REGARDING THIS PROPERTY.



Calvin Scott, Code Enforcement Officer
(918)259-2400 ext. 5339