

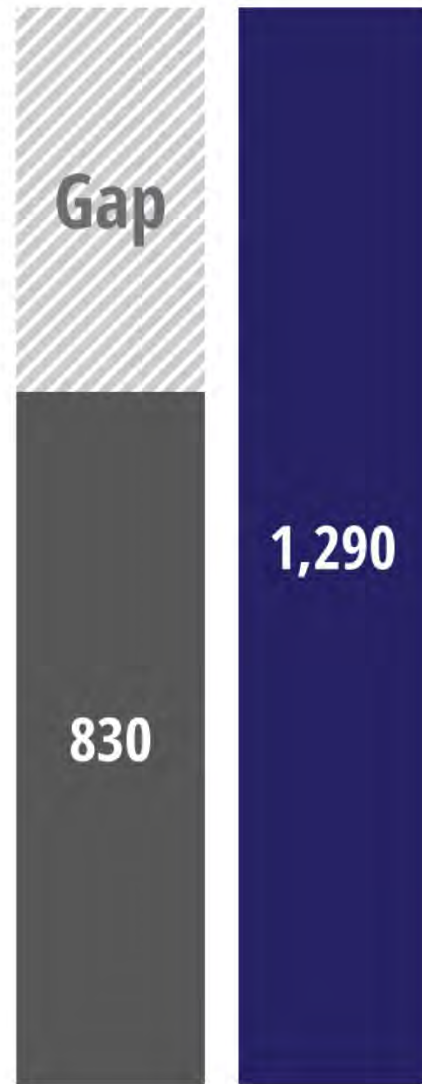


# T-TOWN HOME CATALOG

**Tulsa City Council  
Legislative Forum  
AUGUST 25th**



# TULSA'S HOUSING CHALLENGES



From 2000 to 2021, Tulsa permitted an average of **830** housing units per year.

To meet demand over the next decade, we need to increase this by **55% to 1,290.**

Source: Tulsa Citywide Housing Assessment, p.2

# TULSA'S HOUSING CHALLENGES



**Almost 70% of Tulsa Households Have Only 1 or 2 People, and 36% of Tulsans Live Alone**

Source: 2010 Census & 2022 ACS, US Census Bureau, B11016



**Tulsa's Existing Housing Stock**

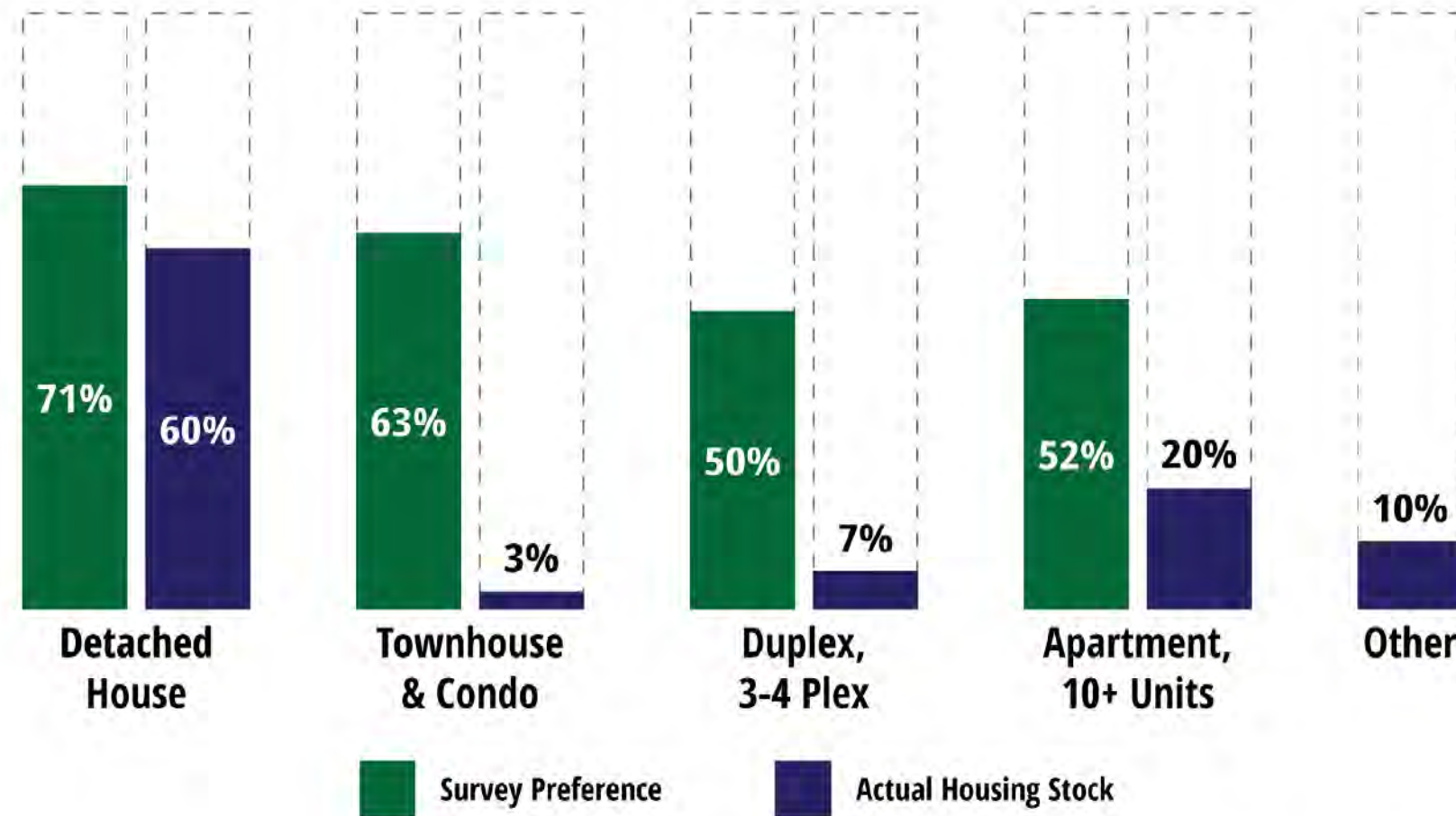
—— Townhouse, Condo, Duplex, 3-4 Plex, Apartment

—— Detached House

Source: 2019 Tulsa Housing Survey, 2022 ACS Table B25024

## MISMATCH OF HOUSEHOLD SIZE V. HOUSING STOCK

# TULSA'S HOUSING CHALLENGES

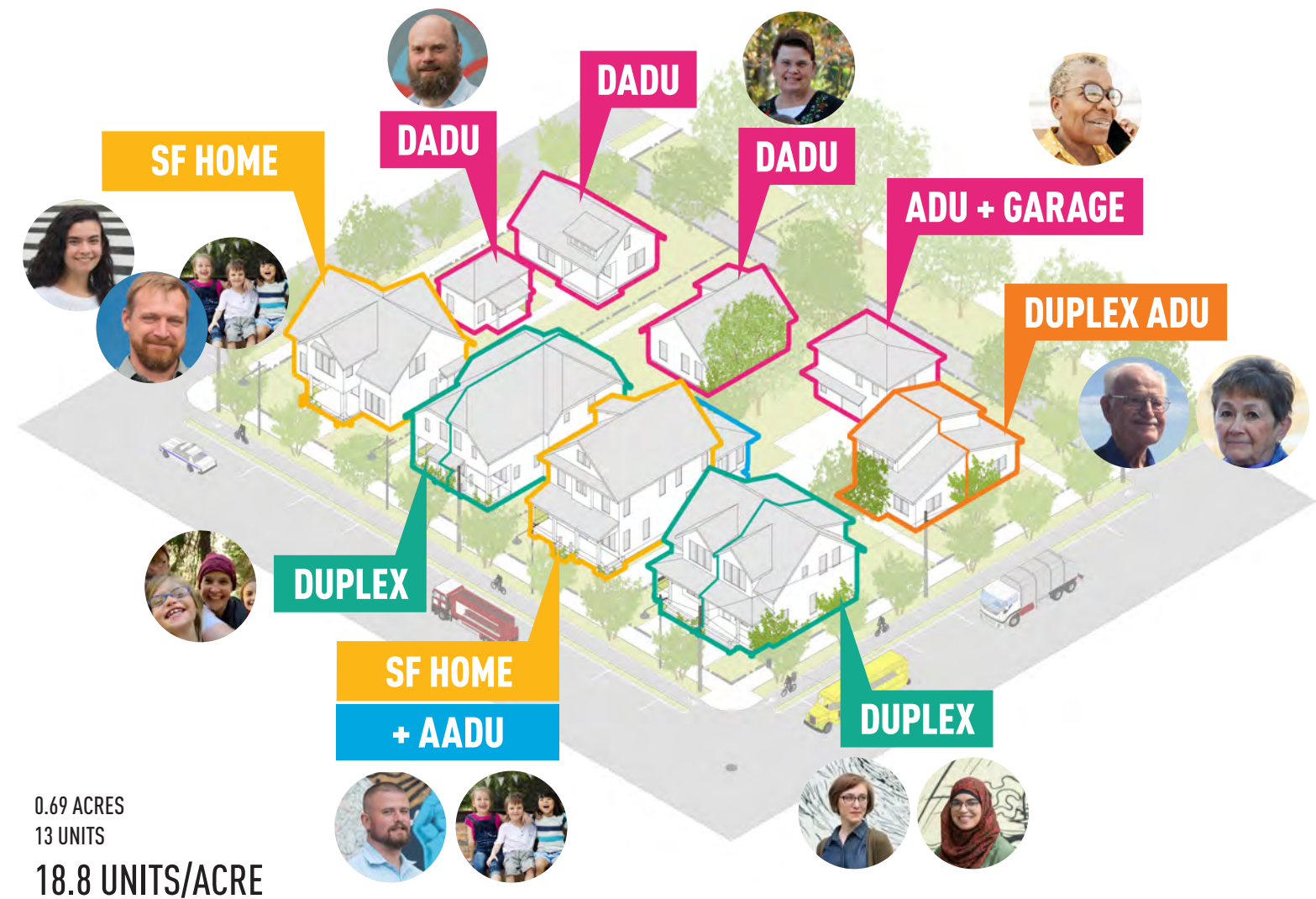


Source: 2019 Tulsa Housing Survey, 2022 ACS Table B25024

## MISMATCH OF HOUSING PREFERENCE V. HOUSING STOCK



# HOUSING & PEOPLE NEEDS





# **T-TOWN HOME CATALOG**

**HOUSING  
OPTIONS  
MADE  
EASY**

# PRE-APPROVED BUILDING PROGRAMS

## EXAMPLE PROGRAM: SOUTH BEND, IN



**SOUTH BEND NEIGHBORHOOD INFILL**  
Pre-approved, ready-to build housing

**South Bend Neighborhood Infill | Narrow House (2-bed)**

**The Narrow House (2-bed)**  
The 2-bedroom Narrow House provides an efficient, yet comfortable detached, fee-simple option that allows development of the city's most skinny infill lots. The massing and elevation options reflect a simple vernacular character present throughout South Bend's neighborhoods.



**Building Type Overview**

<b>Building Dimensions</b>	
Building Height	2-story
Building Width	20'
Building Depth (incl. porch)	36'
<b>Program</b>	
Unit Configuration	2 bed / 1.5 bath
Unit Size (finished gross)	1120 sq. ft.
Basement (unfinished)	560 sq. ft.
Porch (unconditioned)	136 sq. ft.
1st Floor	560 sq. ft.
2nd Floor	560 sq. ft.
<b>Lot Standards</b>	
Lot Width (min.)	30'
Lot Width (max.)	60'
<b>Cost Assumptions</b>	
Preliminary Construction (Estimate)	\$200,000 - \$250,000
Financing Options	30-yr mortgage

\*Numbers shown are for basic construction purposes only. Pricing is based on Fall 2021 cost assumptions and is subject to future market variation.

**ZONING DISTRICTS ALLOWED**  
R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100

**Ground Floor**  
Kitchen 10'-0" x 10'-0"  
Living 13'-0" x 13'-0"  
Dining 10'-0" x 10'-0"  
Bedroom 11'-0" x 11'-0"  
Bathroom 5'-0" x 5'-0"  
Porch 13'-0" x 13'-0"

**Second Floor**  
Bedroom 11'-0" x 11'-0"  
Bedroom 11'-0" x 11'-0"  
Bathroom 5'-0" x 5'-0"  
Porch 13'-0" x 13'-0"



# THE VALUE OF DEVELOPING A PRE-APPROVED BUILDING PROGRAM

...more than just pre-approved plan sets...

## Program Development Process



## Pre-Approved Plan Sets



## HOUSING ECOSYSTEM



# PRE-APPROVED BUILDING PROGRAM



It is meant to be a

## COMPREHENSIVE HOUSING PROGRAM

that addresses a community's entire housing ecosystem to provide the kinds of housing a community needs and wants.

# TULSA'S HOUSING ECOSYSTEM AUDIT

- Target Neighborhood Identification.

- Neighborhood Conditions:

**Lot Analysis, Street and Alley Conditions, Utility Constraints...**

- Development Regulations:

**Zoning Code, Subdivision Regulations, Building Code, Fire Code, Public Infrastructure Regulations...**

- Development Process:

**Development approvals from concept to completion.**

- Market Conditions:

**Financial Analysis, Developer Ecosystem, Market Needs & Expectations.**

# TULSA'S HOUSING ECOSYSTEM AUDIT

## Primary Areas of Reform / Key Recommendations *to support greater housing choice and affordability*

- > Zoning
- > Development Process
- > Infrastructure
- > Building Code



# STATE BUILDING CODE RECOMMENDATIONS

*to support greater housing choice and affordability*

- 1 Eliminate the state-mandated requirement for sprinklers in townhouse structures.





# SPRINKLER REQUIREMENTS OKLAHOMA

Fire-rated walls / floors between units



ADU /  
Carriage  
House



Detached  
House



Stacked  
Duplex



Side-by-Side  
Duplex



Townhouse



4-Plex



8-Plex



12-Plex

No Sprinklers

\$

Sprinklers  
13D\*

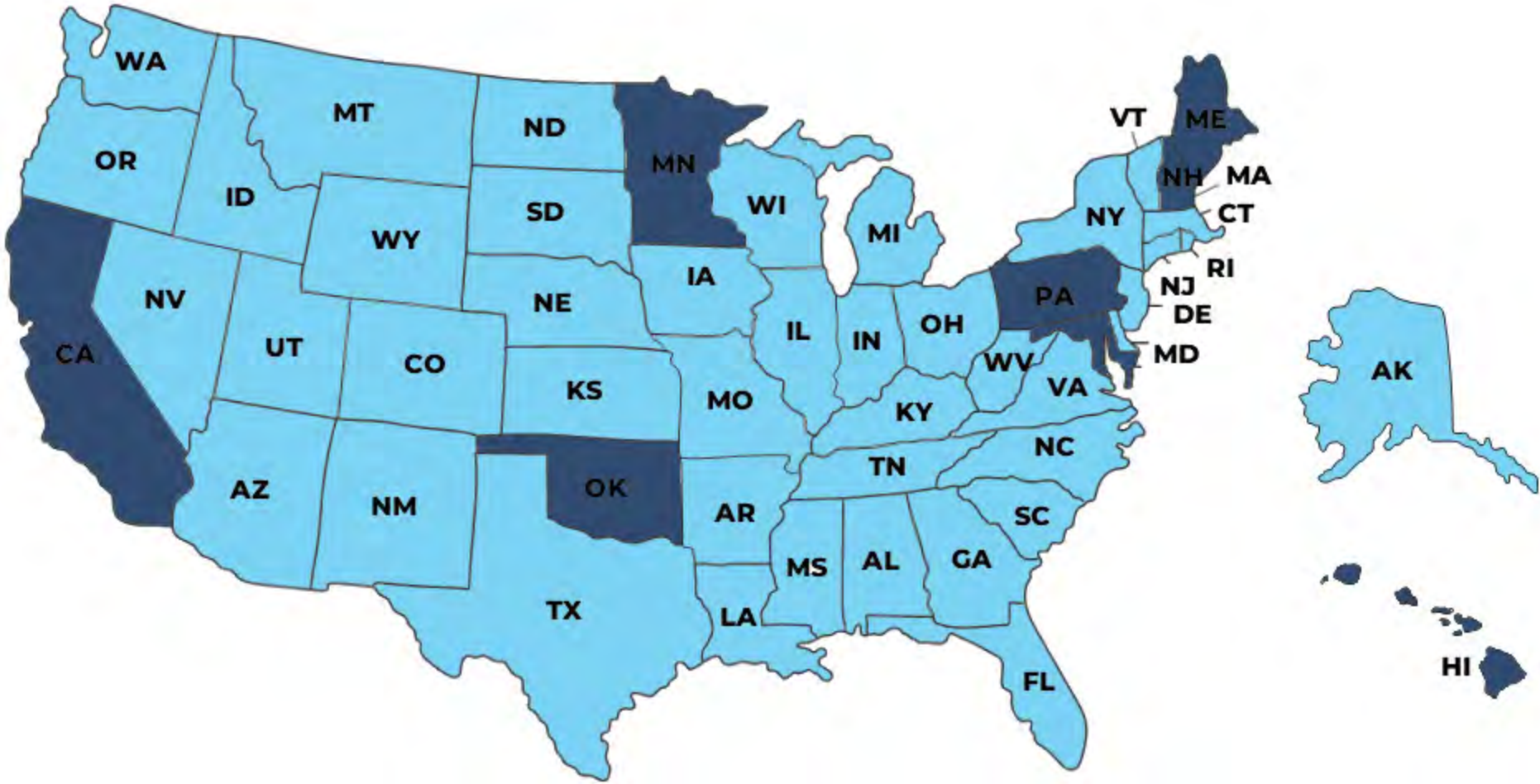
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Sprinklers  
13R

\$\$\$

**\*13D systems typically add \$10,000+ per unit locally.**

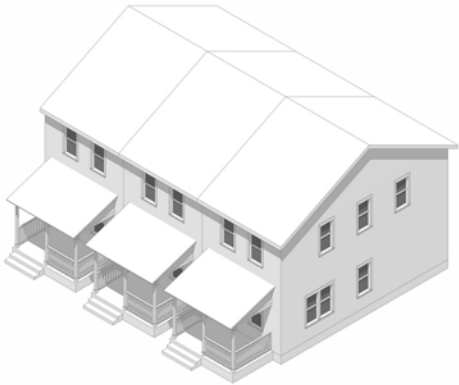
# SPRINKLER REQUIREMENTS



## TOWNHOUSES

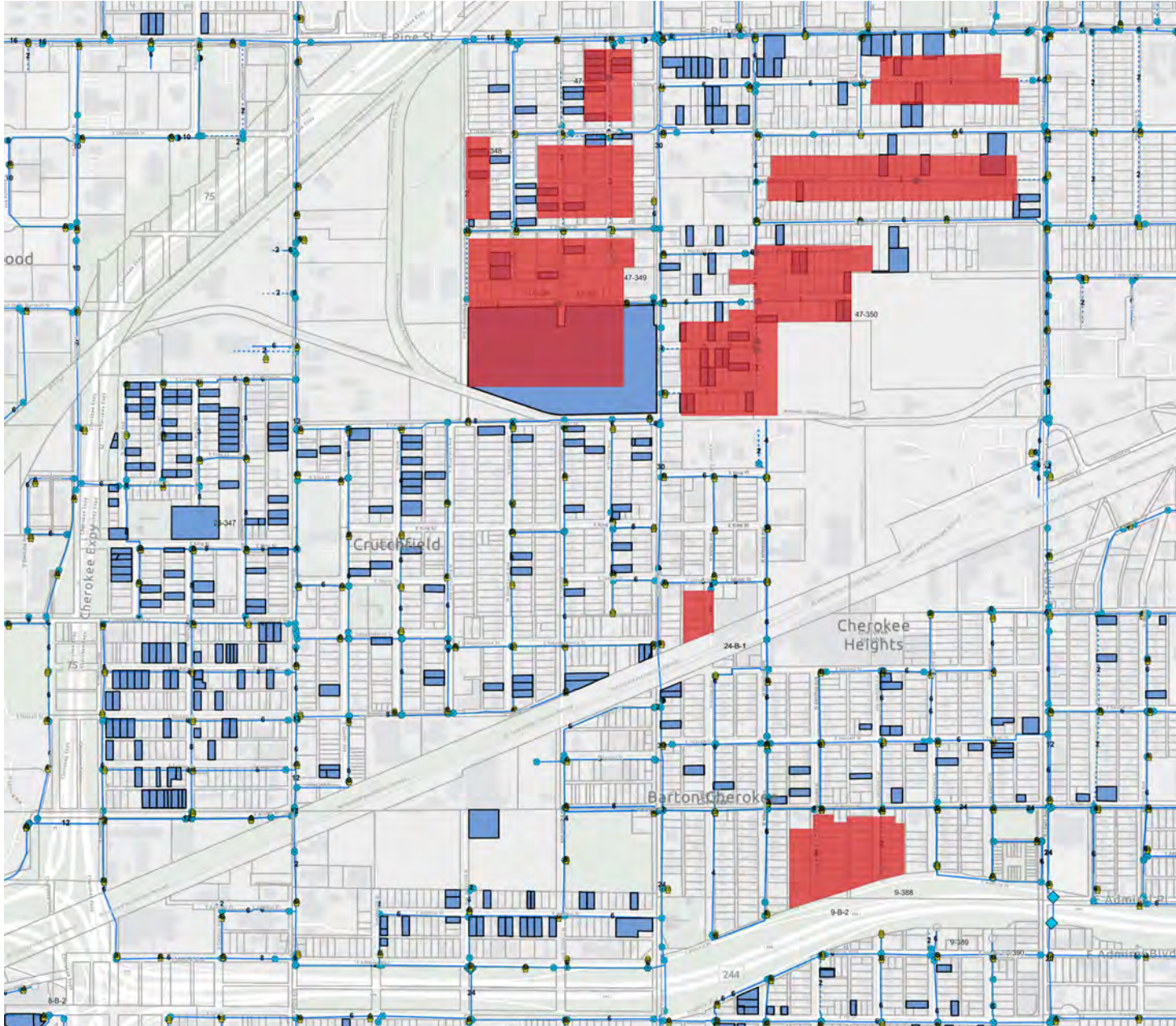
States sprinkler requirements

- Required
- NOT Required





# SPRINKLER REQUIREMENTS



## Existing Public Infrastructure **WATER SUPPLY SYSTEM LIMITATIONS**

Both a Small Town & City Problem



### **2" Water Mains**

*Sprinkler systems may not be supported w/ current water flow rates.*

*(Under Oklahoma's building code, townhouses & residential buildings with 3 units or more require sprinkler systems)*

**EXAMPLE: Crutchfield & Cherokee Heights  
Neighborhoods, Tulsa, OK**



# STATE BUILDING CODE RECOMMENDATIONS

*to support greater housing choice and affordability*

- 2 Allow small, house-scale multi-family buildings to be regulated under Oklahoma's residential code (as opposed to the Oklahoma's building code).





# BUILDING CODE COMPARISON

## INTERNATIONAL BUILDING CODE

The International Building Code (IBC) covers multifamily and commercial buildings.



## INTERNATIONAL RESIDENTIAL CODE

The International Residential Code (IRC) was created to cover house-scale buildings.



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	IBC	IRC
SCOPE	All structures, except those covered by the IRC	Single-family, duplexes, townhouses, and accessory structures not more than 3 stories above grade.
SPRINKLERS	Required	NOT required in most jurisdictions
STORMWATER	Commercial requirements	Residential requirements
ENGINEERING	Complex requirements	Simpler requirements
PERMITTING	Commercial process & requirements	Simpler residential process & requirements

# IRC VS IBC REQUIREMENTS

## OKLAHOMA

1-2 units per building

3+ units per building



ADU /  
Carriage  
House



Detached  
House



Stacked  
Duplex



Side-by-Side  
Duplex



Townhouse



4-Plex



8-Plex



12-Plex

### RESIDENTIAL CODE (IRC)

Residential Contractor	\$	\$
IRC Level Design & Engineering	\$	\$
Sprinkler System	--	\$
Permitting & Approval Time & Fees	\$	\$

\$\$\$ - \$\$\$\$

### BUILDING CODE (IBC)

Commercial Contractor	\$\$
IBC Level Design & Engineering	\$\$
Sprinkler System	\$\$
Permitting & Approval Time & Fees	\$\$

\$\$\$\$\$\$\$\$



# IRC VS IBC REQUIREMENTS

## DALLAS, TX

1-8 units per building

9+ units per building



ADU /  
Carriage  
House



Detached  
House



Stacked  
Duplex



Side-by-Side  
Duplex



Townhouse



4-Plex



8-Plex



12-Plex

### Residential Code (IRC)

(for residential buildings up to 7,500sf, 8 units, and 3 stories)

\$\$\$

### Building Code (IBC)

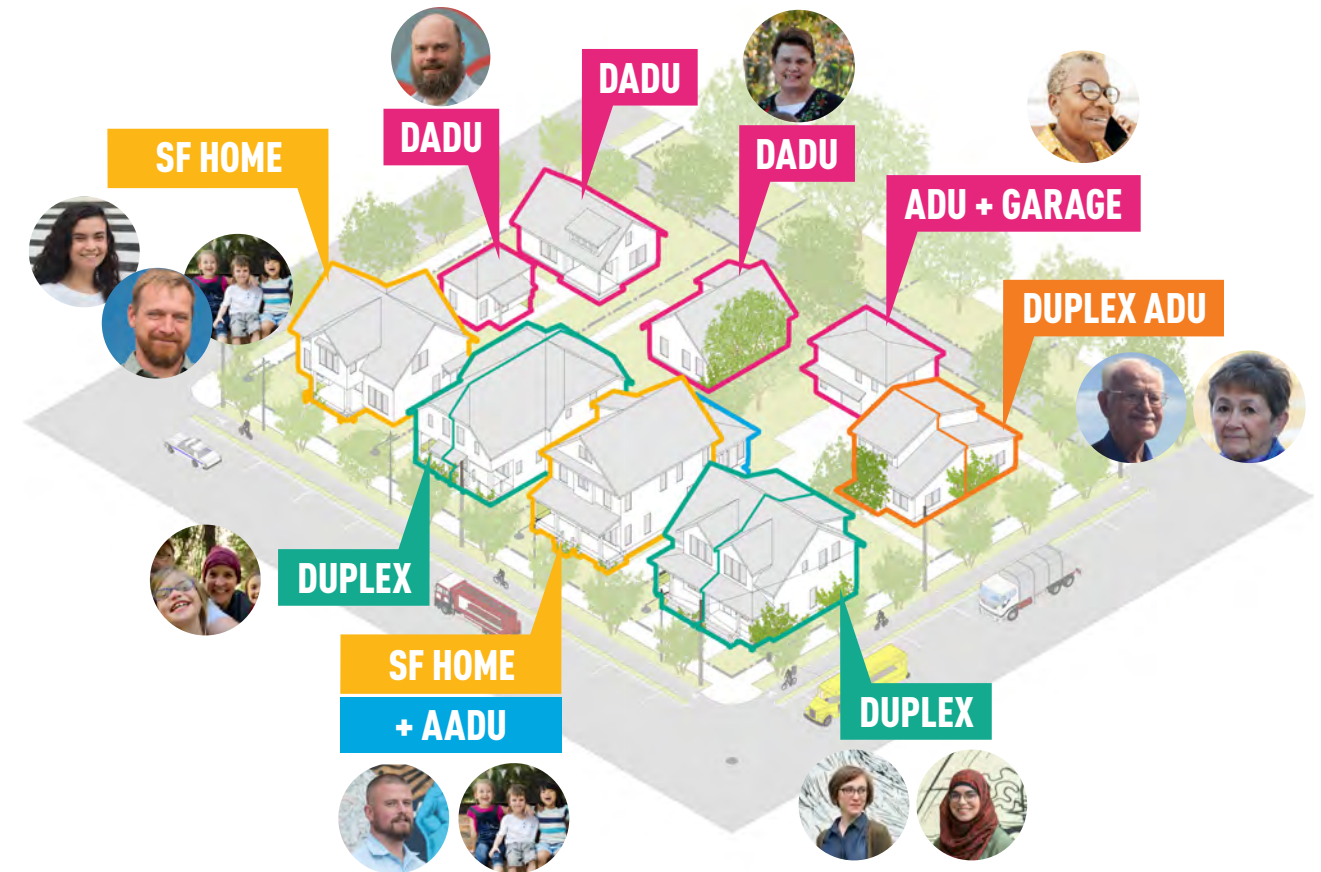
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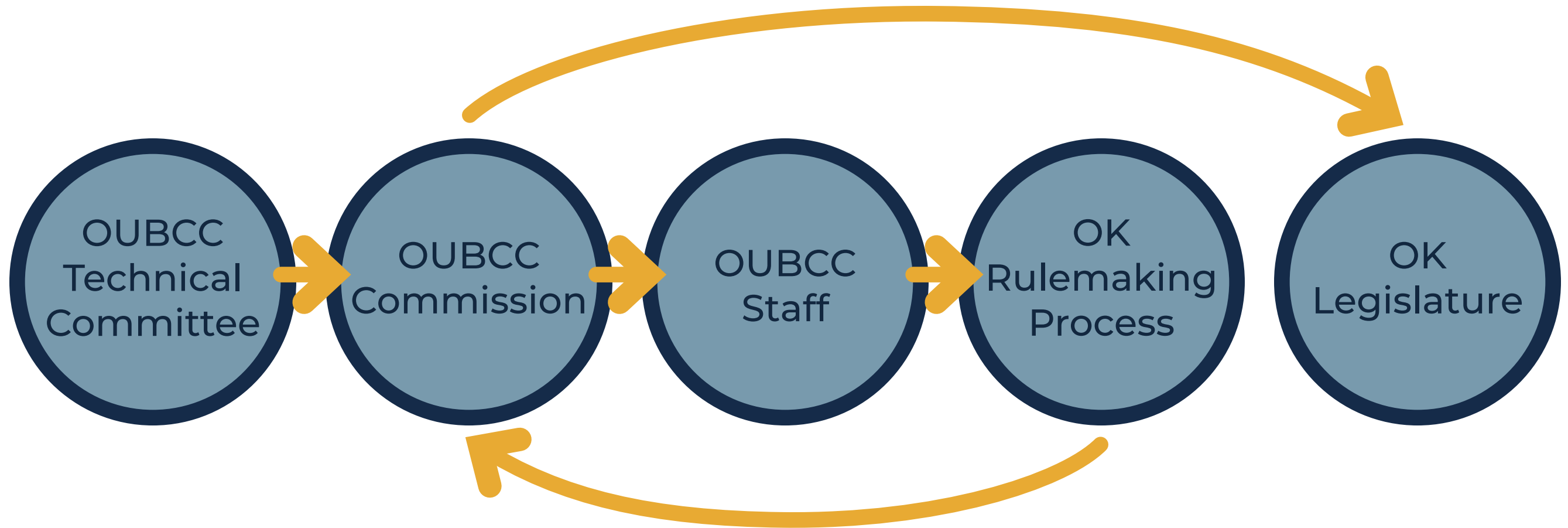
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# STATE BUILDING CODE RECOMMENDATIONS

*to support greater housing choice and affordability*



Oklahoma's Building Code Adoption Process

**THANK YOU**

