



Buildings,
Safety Engineering
& Environmental
Department

MEMORANDUM

To: Council President Pro Tem, James Tate

From: David Bell, Director *DB*

Date: 3/22/2023

Re: Responses to FY 2024 Budget Questions

Please find below responses to your questions sent on 3/17/2023, regarding the proposed Fiscal Year 2024 Proposed Budget for BSEED.

1. **Can BSEED provide information on fines and/or violations for the Federals/Kingsway/Mammoth Building?**

[See attached]

2. **Please list all violations, past and present, for the Federals/Kingsway/Mammoth Building?**

(See attached)

3. **Describe what triggers a fine/violation for a structure.**

Inspection conducted from Complaint via various sources or regular inspection per Detroit Code. If deficiency/ Violation found during inspection, correction notice with violations is issued to property owner with compliance date. Failure to respond to this correction notice or make repairs on the violations by compliance date, fine/violation may be issued to the property owner.

4. **Describe various stages of compliance for licensing and permitting.**

A. Permitting

1. *Submit Permit Application using eLaps system and pay deposit.*
2. *Submit documents/drawings for review using ePlans system.*
3. *Documents/drawings reviewed for compliance with codes and ordinance.*
4. *If codes and ordinances are not met, corrections are requested.*
5. *When codes and ordinances are met, project is moved forward.*
6. *If any additional fees are due, they are requested upon approval of the project.*
7. *Once all fees have been paid, plans are stamped for approval and permit issued.*



B. Licensing

1. *Submit completed business license application.*
2. *Schedule Required Inspections*
3. *Pay all applicable inspection fees.*
4. *Obtain Certificate of compliance on building, obtain clearances from Fire, Treasury, and Police and Health if applicable.*
5. *Remit business license fee*
6. *Continue to operate consistently in a manner that is compliant with City code.*
7. *Keep license in effect and renew when due.*

5. Describe any proactive measures the department utilizes to ensure compliance for structures.

The Department issue's correction notices with 30 days compliance date on regular violations. The Department distributes printed brochures/ flyers. The Department hold's Compliance clinics for Code requirements.



City of Detroit
 Buildings, Safety Engineering and Environmental Department
 Property Maintenance Division
 Coleman A. Young Municipal Center
 2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

Record ID : ANN2004-04223
 Location : 15401 W GRAND RIVER
 Detroit, Michigan 48227

CORRECTION ORDER

01/23/2023

Owner:

Greenfield Penthouse Manor Llc
 & Grand River Place Llc
 15400 Grand River Ave 2nd Floor
 Detroit, MI 48227

Tenant :
 Sector : 9 District :
 Use Group :
 Legal Occupancy : BUSINESS

Inspection Type : Distr Manager Inspection
Inspector : Derek Brown

Inspection Result : **FAIL**
Inspection ID : 32342430

The Property Maintenance inspected the above premises on **01/23/2023**

Violations of the Detroit **Property Maintenance Code and/or Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : **01/30/2023**

If you have questions about or seek to dispute this notice, call (313) 628-2451, between 8:00 am and 4:00 pm Monday - Friday or E-mail pm@detroitmi.gov.

Violations

COMMERCIAL ADMIN 2019

1 COMMERCIAL ADMIN 2019

Wall Report Required - 8-15-34 D(8)

Submit by an approved engineering report by a recognized, licensed professional confirming the structural integrity of this structure's exterior (five or more stories in height) as per ASTM E2270-14 Standard Practice.
 Ordinance: 15-88.12-11-7.4-7.6)

NON-COMPLIANT

THIS REPORT MUST INCLUDE A REPORT FOR ALL BRIDGES ON SITE.

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.**
- 2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.**
- 3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED**
- 4. YOU MUST REGISTER YOUR PROPERTY.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226



City of Detroit
 Buildings, Safety Engineering and Environmental Department
 Property Maintenance Division
 Coleman A. Young Municipal Center
 2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
 (313) 628-2451

EMERGENCY CORRECTION ORDER

Record ID : ANN2004-04223
 Location : 15401 W GRAND RIVER
 Detroit, Michigan 48227

Legal Occupancy : BUSINESS
 Tenant :
 Sector : 9 District :
 Use Group :
 Zoning District :

Owner:
 Park High Apartments-Phase I Lp
 300 River Place Dr 6600
 Detroit, MI 48207

Inspection Type : Distr Manager Inspection
Inspector : Randy Schuman

Inspection Result : **FAIL**
Inspection ID : 31937284

The Property Maintenance inspected the above premises on **02/25/2021**

Violations of the Detroit **Property Maintenance Code and/or Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : **03/01/2021**

Violations

ADDITIONAL VIOLATIONS

1 ADDITIONAL VIOLATIONS

Additional Violation 1

Remove Illegal/Obsolete Signage. (Sec. 8-15-271, 272 & 273)

NON-COMPLIANT

COMMERCIAL EMERGENCY

2 COMMERCIAL EMERGENCY

Emergency Order

(Sec. 35.5-2-43): Call and arrange an inspection of the identified emergency violation(s) before or you will be subject to a ticket for each emergency violation not verified as in compliance.

NON-COMPLIANT

VACANT PROPERTY 2020

3 VACANT PROPERTY 2020

Register Property as Vacant - Sec. 8-15-45

Secure Certificate of Vacant Property Registration.

NON-COMPLIANT

4 VACANT PROPERTY 2020

Obtain Exterior Certificate of Compliance - Sec. 8-1-35

Secure the required Certificate of Compliance (Exterior only)

NON-COMPLIANT

5 VACANT PROPERTY 2020

Pay Owed Fees - Sec. 8-15-33

In order to obtain Certificate of Compliance you must pay the prescribed fee as invoiced

NON-COMPLIANT

6 VACANT PROPERTY 2020

Post Emergency Contact Information - Sec. 8-15-45(c)

A notice that is sheltered from the weather, which indicates the name and telephone number of a local person to be contacted in the event of an emergency or other concern at the property, shall be visually posted on the vacant building or structure.

NON-COMPLIANT

7 VACANT PROPERTY 2020

Secure from Trespass - Sec. 8-15-113(10)

As applicable, all openings of a building or structure shall be closed and secured using secure doors, glazed windows, commercial-quality steel security panels, or filled with like-kind material as the surrounding wall to prevent entry by unauthorized persons and, except as authorized by Subsection (10) of this section, the use of plywood is prohibited. All barricades shall be secured to the building or structure in such a manner that entry to the building or structure through the barricade is not possible, unless the barricade has a lock device and is designed to be opened and closed to allow for authorized or legal access to the building or structure.
(This is an Emergency Violation and must be complied March 1, 2021)

NON-COMPLIANT

8 VACANT PROPERTY 2020

Secure from Elements - Sec. 8-15-113(11)

Openings that are less than one (1) square foot in area and higher than eight (8) feet above the ground may be boarded with plywood, provided, that the plywood is made weather tight and finished with varnish, or paint of a similar color to the exterior wall, and cut to the inside dimension of the exterior of the opening, and otherwise secured in the manner prescribed by the Department.

NON-COMPLIANT

9 VACANT PROPERTY 2020

Remove Solid Waste, Trash and Litter - Sec. 8-15-113(4)

Debris, garbage, litter, rubbish, or any solid waste that creates a health, safety or fire hazard including, but not limited to, any mail or flyers, which have been delivered to the building or structure, shall not be permitted to accumulate on any portion of the exterior lot of the building or structure.

NON-COMPLIANT

10 VACANT PROPERTY 2020

Building Identification - Sec. 8-15-202

Provide an approved address number, a minimum height of 4 inches, placed in a position to be plainly legible and visible from the street fronting the property. Address numbers shall contrast with their back ground and shall be Arabic numerals or roman letters.

NON-COMPLIANT

11	VACANT PROPERTY 2020 Grass & Weeds - Sec. 8-15-113(1)	All grass and weeds on the premises, including grass and weeds that abut sidewalks, gutters and alleys, shall not be permitted to grow more than eight (8) inches in height.	NON-COMPLIANT
12	VACANT PROPERTY 2020 Trees & Shrubs - Sec. 8-15-113(2)	All dead or broken trees, tree limbs or shrubbery shall be cut and removed from the premises.	NON-COMPLIANT
13	VACANT PROPERTY 2020 Graffiti and Defacement - Sec. 8-15-111(a)	It shall be unlawful for any person to willfully or wantonly damage, deface or mutilate any exterior surface of any building, premises, or structure on any private or public property by placing thereon any carving, graffiti, marking, or painting.	NON-COMPLIANT
14	VACANT PROPERTY 2020 Peeling Paint - Sec. 8-15-113(7)	Peeling paint shall be removed from all exterior surfaces of any building or structure.	NON-COMPLIANT

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU MUST OBTAIN A CERTIFICATE OF COMPLIANCE FOR EMERGENCY VIOLATIONS FOR YOUR PROPERTY.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR EMERGENCY VIOLATIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE VIOLATIONS LISTED ABOVE.**
- 2. CALL (313) 628-2451 FOR AN EMERGENCY RE-INSPECTION AFTER CORRECTION OF VIOLATIONS.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER, DETROIT, MICHIGAN 48226.



Buildings, Safety Engineering & Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Property Maintenance Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

Record ID : ANN2004-04223
Location : 15401 W GRAND RIVER
Detroit, Michigan 48227

CORRECTION ORDER

03/02/2023

Owner:

Greenfield Penthouse Manor Llc
& Grand River Place Llc
15400 Grand River Ave 2nd Floor
Detroit, MI 48227

Tenant :
Sector : 9 District :
Use Group :
Legal Occupancy : BUSINESS

Inspection Type : Annual Inspection
Inspector : Kevin Saine

Inspection Result : **FAIL**
Inspection ID : 32374078

The Property Maintenance inspected the above premises on **03/02/2023**

Violations of the Detroit **Property Maintenance Code and/or Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : 04/01/2023

If you have questions about or seek to dispute this notice, call (313) 628-2451, between 8:00 am and 4:00 pm Monday - Friday or E-mail pm@detroitmi.gov.

Violations

COMMERCIAL ADMIN 2019

1	COMMERCIAL ADMIN 2019 Interior Inspection - 8-15-34	Call and make arrangements for your required interior inspection.	NON-COMPLIANT
2	COMMERCIAL ADMIN 2019 Certificate of Compliance - 8-15-35	Secure the required annual "Certificate of Compliance" from this department.	NON-COMPLIANT
3	COMMERCIAL ADMIN 2019 Pay Fee - 8-15-33	For compliance you are required to pay the prescribed inspection fee, in addition to complying any existing violations.	NON-COMPLIANT

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.**
- 2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.**
- 3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED**
- 4. YOU MUST REGISTER YOUR PROPERTY.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226



City of Detroit
 Buildings, Safety Engineering and Environmental Department
 Property Maintenance Division
 Coleman A. Young Municipal Center
 2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
 (313) 628-2451 or E-mail pm@detroitmi.gov

CORRECTION ORDER

Record ID : ANN2004-04223
 Location : 15401 W GRAND RIVER
 Detroit, Michigan 48227

03/03/2022

Owner:

Strather & Associates
 24255 W 13 Mile Rd 220
 Bingham Farms, MI 48025

Tenant :
 Sector : 9 District :
 Use Group :
 Legal Occupancy : BUSINESS

Inspection Type : Commercial Corridor Inspection

Inspection Result : **FAIL**

Inspector : Wade Figley

Inspection ID : 32116474

The Property Maintenance inspected the above premises on **03/03/2022**

Violations of the Detroit **Property Maintenance Code and/or Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : **04/02/2022**

Violations

COMMERCIAL ADMIN 2019

- | | | | |
|---|--|---|---------------|
| 1 | COMMERCIAL ADMIN 2019
Certificate of Compliance - 8-15-35 | Secure the required annual "Certificate of Compliance" from this department. | NON-COMPLIANT |
| 2 | COMMERCIAL ADMIN 2019
Pay Fee - 8-15-33 | For compliance you are required to pay the prescribed inspection fee, in addition to complying any existing violations. | NON-COMPLIANT |

COMMERCIAL EXTERIOR 2019

- | | | | |
|---|--|--|---------------|
| 3 | COMMERCIAL EXTERIOR 2019
Additional Violation | 4-4-11 Signs on vacant buildings removed | NON-COMPLIANT |
|---|--|--|---------------|

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.**
- 2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.**
- 3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED**
- 4. YOU MUST REGISTER YOUR PROPERTY.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226



City of Detroit
Buildings, Safety Engineering and Environmental Department
Property Maintenance Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451

CORRECTION ORDER

03/21/2019

Owner:

Park High Apartments-Phase I L
300 River Place Dr 6600
Detroit, Mi 48207

Case Number : ANN2004-04223
Location : 15401 W GRAND RIVER
Detroit, Michigan 48227

Inspector :
Supervisor :
Legal Occupancy : BUSINESS
Tenant :
Sector : 9 District :
Use Group :
Zoning District :
Telephone : (313) 628-2451

Telephone inquiries may be made between
8:00 am and 4:00 pm Monday - Friday

The Property Maintenance Branch inspected the above premises on

Violations of the **Detroit Property Maintenance Code and/or Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date:

Violations

ADDITIONAL VIOLATIONS

1 ADDITIONAL VIOLATIONS

Additional Violation 1

Failure to maintain vacant building or structure in accordance with the applicable requirements of 9-1-113

NON-COMPLIANT

Register vacant building Sec 9-1-50 (a)

-Remove Obsolete Signage.

COMMERCIAL ADMIN

2 COMMERCIAL ADMIN

DAH Clearance

Obtain DAH Clearance.

NON-COMPLIANT

3 COMMERCIAL ADMIN

Interior Inspection

(Sec. 9-1-35): Call and make arrangements for your required interior inspection.

NON-COMPLIANT

4 COMMERCIAL ADMIN

Certificate of Compliance

(Sec. 9-1-36a): Secure the required annual "Certificate of Compliance" from this department.

NON-COMPLIANT

5 COMMERCIAL ADMIN

Wall Report Required

(Sec. 9-1-35.8): Submit by an approved engineering report by a recognized, licensed professional confirming the structural integrity of this structure's exterior (five or more stories in height) as per ASTM E2270-14 Standard Practice. THIS REPORT MUST INCLUDE A REPORT FOR ALL BRIDGES ON SITE. Ordinance: 15-88.12-11-7.4-7.6)

NON-COMPLIANT

6 COMMERCIAL ADMIN

Pay Fee

(Sec 9-1-35): For compliance you are required to pay the prescribed inspection fee, in addition to complying any existing violations.

NON-COMPLIANT

7 COMMERCIAL ADMIN

DAH Clearance

Obtain DAH Clearance.

NON-COMPLIANT

8 COMMERCIAL ADMIN

Certificate of Compliance

(Sec. 9-1-36a): Secure the required annual "Certificate of Compliance" from this department.

NON-COMPLIANT

COMMERCIAL EXTERIOR

9 COMMERCIAL EXTERIOR

Graffiti

(Sec 9-1-111) Remove graffiti, markings, or paintings from exterior surfaces.

NON-COMPLIANT

COMMERCIAL PROPERTY INSP

10 COMMERCIAL PROPERTY INSP

Additional Violation

COURT INSPECTION 2-27-19
PROPERTY NOT IN COMPLIANCE. MARQUE DAMAGED,
ROTTED WOOD AT MAIN ENTRANCE, PARTIAL
COLLAPSED WALL AT REAR. OTHER 9-1-113
VIOLATIONS

NON-COMPLIANT

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.**
- 2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.**
- 3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED**
- 4. YOU MUST REGISTER YOUR COMMERCIAL PROPERTY.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226



City of Detroit
 Buildings, Safety Engineering and Environmental Department
 Property Maintenance Division
 Coleman A. Young Municipal Center
 2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

Record ID : ANN2004-04223
 Location : 15401 W GRAND RIVER
 Detroit, Michigan 48227

CORRECTION ORDER

05/19/2022

Owner:

Greenfield Penthouse Manor Llc
 & Grand River Place Llc
 15400 Grand River Ave 2nd Floor
 Detroit, MI 48227

Tenant :
 Sector : 9 District :
 Use Group :
 Legal Occupancy : BUSINESS

Inspection Type : Distr Manager Inspection

Inspection Result : **FAIL**

Inspector : Derek Brown

Inspection ID : 32166108

The Property Maintenance inspected the above premises on **05/19/2022**

Violations of the Detroit **Property Maintenance Code and/or Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : **06/02/2022**

Violations

COMMERCIAL CORRIDOR 2019

1	COMMERCIAL CORRIDOR 2019 Obsolete Signage - 18-15-272	Obsolete signs, whether attached or painted on, shall be painted over or removed.	NON-COMPLIANT
---	--	---	---------------

COMMERCIAL EXTERIOR 2019

2	COMMERCIAL EXTERIOR 2019 Accessory Structures - 8-15-107	Maintain all accessory structures (detached fences, garages, dumpster enclosures, walls) in sound condition.	NON-COMPLIANT
3	COMMERCIAL EXTERIOR 2019 Graffiti - 8-15-111	Remove graffiti, markings, or paintings from exterior surfaces.	NON-COMPLIANT
4	COMMERCIAL EXTERIOR 2019 Peeling Paint - 8-15-201	Remove peeling paint from exterior surfaces of building and repaint at	NON-COMPLIANT
5	COMMERCIAL EXTERIOR 2019 Debris - 8-15-101	Maintain building/premises/structures free of any solid waste (debris, garbage, litter, and rubbish) in a clean , safe, secure, and sanitary condition.	NON-COMPLIANT
6	COMMERCIAL EXTERIOR 2019 Exterior Walls - 8-15-205	Maintain all building and/or structure exterior walls in good repair at	NON-COMPLIANT

VACANT PROPERTY 2020

7	VACANT PROPERTY 2020 Register Property as Vacant - Sec. 8-15-45	Secure Certificate of Vacant Property Registration.	NON-COMPLIANT
8	VACANT PROPERTY 2020 Obtain Exterior Certificate of Compliance - Sec. 8-15-35	Secure the required Certificate of Compliance (Exterior only)	NON-COMPLIANT
9	VACANT PROPERTY 2020 Additional Violation	8-17-12(V) Failure to maintain a building or structure (5 or less stories) which is vacant and open to the elements or accessible to trespassers.	NON-COMPLIANT

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.**
- 2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.**
- 3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED**
- 4. YOU MUST REGISTER YOUR PROPERTY.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226



City of Detroit
 Buildings, Safety Engineering and Environmental Department
 Property Maintenance Division
 Coleman A. Young Municipal Center
 2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

Record ID : ANN2004-04223
 Location : 15401 W GRAND RIVER
 Detroit, Michigan 48227

CORRECTION ORDER

06/22/2022

Owner:

Greenfield Penthouse Manor Llc
 & Grand River Place Llc
 15400 Grand River Ave 2nd Floor
 Detroit, MI 48227

Tenant :
 Sector : 9 District :
 Use Group :
 Legal Occupancy : BUSINESS

Inspection Type : Complaint Called Inspection

Inspection Result : **FAIL**

Inspector : Daniel Black

Inspection ID : 32181693

The Property Maintenance inspected the above premises on **06/15/2022**

Violations of the Detroit **Property Maintenance Code and/or Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : **06/15/2022**

Violations

COMMERCIAL ADMIN 2019

1	COMMERCIAL ADMIN 2019 Interior Inspection - 8-15-34	Call and make arrangements for your required interior inspection.	NON-COMPLIANT
2	COMMERCIAL ADMIN 2019 Certificate of Compliance - 8-15-35	Secure the required annual "Certificate of Compliance" from this department.	NON-COMPLIANT
3	COMMERCIAL ADMIN 2019 Pay Fee - 8-15-33	For compliance you are required to pay the prescribed inspection fee, in addition to complying any existing violations.	NON-COMPLIANT

COMMERCIAL EXTERIOR 2019

4	COMMERCIAL EXTERIOR 2019 Roof - 8-15-206	Maintain the roof on the building or structure in good repair.	NON-COMPLIANT
5	COMMERCIAL EXTERIOR 2019 Exterior Balconies - 8-15-209	Maintain all exterior balconies, decks, porches, stairways, overhead extensions/canopies, exhaust ducts, fire escapes, marquees, awnings, signs, stand pipes in good repair. OVERHEAD CANOPY ON SOUTHWEST CORNER OF BUILDING HAS A HOLE THROUGH IT WITH SHEET METAL HANGING AND EVIDENCE OF A CHUNK OF CONCRETE THAT HAS BROKEN LOOSE AND FALLEN.	NON-COMPLIANT
6	COMMERCIAL EXTERIOR 2019 Parking Lot - 8-15-103	Maintain the parking lot in accordance with the Property Maintenance Code.	NON-COMPLIANT
7	COMMERCIAL EXTERIOR 2019 Peeling Paint - 8-15-201	Remove peeling paint from exterior surfaces of building and repaint at	NON-COMPLIANT
8	COMMERCIAL EXTERIOR 2019 Vacant and Open - 8-15-113(10)	Properly barricade openings on vacant buildings at SOUTH EAST CORNER OF THE BUILDING HAS A BARRICADED WALL PUSHED IN AND IS OPEN TO TRESPASS.	NON-COMPLIANT
9	COMMERCIAL EXTERIOR 2019 Debris - 8-15-101	Maintain building/premises/structures free of any solid waste (debris, garbage, litter, and rubbish) in a clean , safe, secure, and sanitary condition.	NON-COMPLIANT
10	COMMERCIAL EXTERIOR 2019 Exterior Walls - 8-15-205	Maintain all building and/or structure exterior walls in good repair at	NON-COMPLIANT

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.**
- 2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.**
- 3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED**
- 4. YOU MUST REGISTER YOUR PROPERTY.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226



Buildings, Safety Engineering & Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Property Maintenance Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

Record ID : ANN2004-04223
Location : 15401 W GRAND RIVER
Detroit, Michigan 48227

CORRECTION ORDER

11/10/2022

Owner:

Strather & Associates, & Greenfield Penthouse Manor
24255 W 13 Mile Rd #220
Bingham Farms, MI 48025

Tenant :
Sector : 9 District :
Use Group :
Legal Occupancy : BUSINESS

Inspection Type : Commercial Corridor Inspection

Inspection Result : **FAIL**

Inspector : Neil Chapin

Inspection ID : 32296955

The Property Maintenance inspected the above premises on **11/10/2022**

Violations of the Detroit **Property Maintenance Code** and/or **Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : **12/01/2022**

If you have questions about or seek to dispute this notice, call (313) 628-2451, between 8:00 am and 4:00 pm Monday - Friday or E-mail pm@detroitmi.gov.

Violations

Failed items for Complaint Called Inspection,COMMERCIAL ADMIN 2019

1	Failed items for Complaint Called Inspection,COMMERCIAL ADMIN 2019 Interior Inspection - 8-15-34	Call and make arrangements for your required interior inspection.	NON-COMPLIANT
2	Failed items for Complaint Called Inspection,COMMERCIAL ADMIN 2019 Certificate of Compliance - 8-15-35	Secure the required annual "Certificate of Compliance" from this department.	NON-COMPLIANT
3	Failed items for Complaint Called Inspection,COMMERCIAL ADMIN 2019 Pay Fee - 8-15-33	For compliance you are required to pay the prescribed inspection fee, in addition to complying any existing violations.	NON-COMPLIANT

Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 2019

4	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201! Roof - 8-15-206	Maintain the roof on the building or structure in good repair.	NON-COMPLIANT
5	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201! Exterior Balconies - 8-15-209	Maintain all exterior balconies, decks, porches, stairways, overhead extensions/canopies, exhaust ducts, fire escapes, marquees, awnings, signs, stand pipes in good repair. OVERHEAD CANOPY ON SOUTHWEST CORNER OF BUILDING HAS A HOLE THROUGH IT WITH SHEET METAL HANGING AND EVIDENCE OF A CHUNK OF CONCRETE THAT HAS BROKEN LOOSE AND FALLEN.	NON-COMPLIANT
6	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201! Parking Lot - 8-15-103	Maintain the parking lot in accordance with the Property Maintenance Code.	NON-COMPLIANT
7	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201! Peeling Paint - 8-15-201	Remove peeling paint from exterior surfaces of building and repaint at	NON-COMPLIANT
8	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201! Vacant and Open - 8-15-113(10)	Properly barricade openings on vacant buildings at SOUTH EAST CORNER OF THE BUILDING HAS A BARRICADED WALL PUSHED IN AND IS OPEN TO TRESPASS.	NON-COMPLIANT
9	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201! Debris - 8-15-101	Maintain building/premises/structures free of any solid waste (debris, garbage, litter, and rubbish) in a clean , safe, secure, and sanitary condition.	NON-COMPLIANT
10	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201! Exterior Walls - 8-15-205	Maintain all building and/or structure exterior walls in good repair at	NON-COMPLIANT

Failed items for Emergency Inspection,ADDITIONAL VIOLATIONS

11	Failed items for Emergency Inspection,ADDITIONAL VIOLATIONS Additional Violation 1	Sec. 8-17-12. - Civil fines for violations of article. (a)The following schedule of civil fines shall be assessed and paid at the Department of Appeals and Hearings for the specified violations of this article:1.Owner has kept or maintained building or structure so that a part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.	NON-COMPLIANT
12	Failed items for Emergency Inspection,ADDITIONAL VIOLATIONS		

<p>Additional Violation 4</p>	<p>Sec. 8-15-201. - General. (a)The exterior of a building, premises, or structure shall be maintained in good repair, and be structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.(b)All exterior surfaces, including, but not limited to, balconies, cornices, decks, doors, door and window frames, fences, porches, and trim shall be maintained in good condition and be free of broken, crumbling, loose, missing, rotting, or inadequately finished materials. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted with lead-free paint. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained in good repair, be weather-resistant and be watertight. All metal surfaces that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.</p>	<p>NON-COMPLIANT</p>
<p>13 Failed items for Emergency Inspection,ADDITIONAL VIOLATIONS</p> <p>Additional Violation 5</p>	<p>Sec. 8-15-208. - Overhang extensions. All overhang extensions, including, but not limited to, canopies, exhaust ducts, fire escapes, marquees, metal awnings, signs, and standpipes, shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.</p>	<p>NON-COMPLIANT</p>
<p>14 Failed items for Emergency Inspection,ADDITIONAL VIOLATIONS</p> <p>Additional Violation 2</p>	<p>Sec. 8-15-113. - Minimum requirements for vacant buildings and structures. In addition to the other applicable requirements set forth in this division, each vacant building or structure shall remain in compliance with the following requirements during the time that the building or structure is vacant:</p> <p>(1)All grass and weeds on the premises, including grass and weeds that abut sidewalks, gutters and alleys, shall not be permitted to grow more than eight inches in height;(2)All dead or broken trees, tree limbs or shrubbery shall be cut and removed from the premises;(3)The interior walkway leading to the main entry door, and any public sidewalk adjoining the lot, shall be cleared and remain free of snow;(4)Debris, garbage, litter, rubbish, or any solid waste that creates a health, safety or fire hazard, including, but not limited to, any mail or flyers which have been delivered to the building or structure, shall not be permitted to accumulate on any portion of the exterior lot of the building or structure;</p>	<p>NON-COMPLIANT</p>
<p>15 Failed items for Emergency Inspection,ADDITIONAL VIOLATIONS</p> <p>Additional Violation 3</p>	<p>Sec. 8-15-113. - Minimum requirements for vacant buildings and structures. In addition to the other applicable requirements set forth in this division, each vacant building or structure shall remain in compliance with the following requirements during the time that the building or structure is vacant:</p>	<p>NON-COMPLIANT</p>
<p>16 Failed items for Emergency Inspection,ADDITIONAL VIOLATIONS</p>		

Additional Violation 6	<p>Sec. 8-15-13. - Title and applicability.</p> <p>(a)This article shall be known as the Property Maintenance Code and establishes the minimum legal requirements for the maintenance, inspection and reinspection of all buildings, premises, and structures within the City.(b)The provisions of this article shall apply to all existing residential and non-residential buildings, premises, and structures and shall constitute minimum requirements and standards for such buildings, premises and structures, including facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from all hazards, and for safe and sanitary maintenance. This article shall govern the maintenance responsibility of owners, operators and occupants, the occupancy of existing premises and structures, and the administration, enforcement and penalties provided for in this article consistent with provisions of state law and of the 2019 Detroit City Code. Where, in a specific instance, different provisions of state law or of the 2019 Detroit City Code specify different requirements for any building, premises or structure, the most restrictive of any such provisions shall govern.</p>	NON-COMPLIANT	
<u>Failed items for Emergency Inspection,COMMERCIAL CORRIDOR 2019</u>			
17 Failed items for Emergency Inspection,COMMERCIAL CORRIDOR 2019	Failure to Register Vacant Building - 8-15-45	Secure certificate of vacant property registration.	NON-COMPLIANT
18 Failed items for Emergency Inspection,COMMERCIAL CORRIDOR 2019	Failure to Maintain Vacant Building - 8-15-113	Maintain the exterior of your vacant building.	NON-COMPLIANT
<u>VACANT PROPERTY 2020</u>			
19 VACANT PROPERTY 2020	Register Property as Vacant - Sec. 8-15-45	Secure Certificate of Vacant Property Registration.	NON-COMPLIANT
20 VACANT PROPERTY 2020	Obtain Exterior Certificate of Compliance - Sec. 8-15-35	Secure the required Certificate of Compliance (Exterior only)	NON-COMPLIANT
21 VACANT PROPERTY 2020	Pay Owed Fees - Sec. 8-15-33	In order to obtain Certificate of Compliance you must pay the prescribed fee as invoiced	NON-COMPLIANT
22 VACANT PROPERTY 2020	Post Emergency Contact Information - Sec. 8-15-45(c)	A notice that is sheltered from the weather, which indicates the name and telephone number of a local person to be contacted in the event of an emergency or other concern at the property, shall be visually posted on the vacant building or structure.	NON-COMPLIANT
23 VACANT PROPERTY 2020	Secure from Trespass - Sec. 8-15-113(10)	As applicable, all openings of a building or structure shall be closed and secured using secure doors, glazed windows, commercial-quality steel security panels, or filled with like-kind material as the surrounding wall to prevent entry by unauthorized persons and, except as authorized by Subsection (10) of this section, the use of plywood is prohibited. All barricades shall be secured to the building or structure in such a manner that entry to the building or structure through the barricade is not possible, unless the barricade has a lock device and is designed to be opened and closed to allow for authorized or legal access to the building or structure. REAR OF BUILDING.	NON-COMPLIANT
24 VACANT PROPERTY 2020			

	Secure from Elements - Sec. 8-15-113(11)	Openings that are less than one (1) square foot in area and higher than eight (8) feet above the ground may be boarded with plywood, provided, that the plywood is made weather tight and finished with varnish, or paint of a similar color to the exterior wall, and cut to the inside dimension of the exterior of the opening, and otherwise secured in the manner prescribed by the Department. REAR OF BUILDING.	NON-COMPLIANT
25	VACANT PROPERTY 2020		
	Remove Solid Waste, Trash and Litter - Sec. 8-15-113(4)	Debris, garbage, litter, rubbish, or any solid waste that creates a health, safety or fire hazard including, but not limited to, any mail or flyers, which have been delivered to the building or structure, shall not be permitted to accumulate on any portion of the exterior lot of the building or structure.	NON-COMPLIANT
26	VACANT PROPERTY 2020		
	Exterior Trim - Sec. 8-15-201	Exterior surfaces, including, but not limited to, () balconies, () cornices, () decks, () doors, () window frames, () fences, () porches, and (x) trim shall be maintained in good condition and be free of broken, crumbling, loose, missing, and rotting materials. GRAND RIVER ELEVATION.	NON-COMPLIANT
27	VACANT PROPERTY 2020		
	Exterior Walls - Sec.8-15-113(6)	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any other condition, which might admit rain or dampness to the interior portions of the walls or the interior spaces, and shall protect against the entry of rodents or other animals. GRAND RIVER ELEVATION.	NON-COMPLIANT
28	VACANT PROPERTY 2020		
	Additional Violation	1) SEC 8-15-37. UNSAFE BUILDING, PREMISES, STRUCTURES. REAR OF BUILDING. 2) SEC 4-4-10. REMOVE OBSOLETE SIGNAGE. WALLS ON GRAND RIVER ELEVATION. 3) SEC 8-17-12. MAINTAINANCE OF A BUILDING IN DANGEROUS CONDITION	NON-COMPLIANT

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.
2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.
3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED
4. YOU MUST REGISTER YOUR PROPERTY.

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226



City of Detroit
 Buildings, Safety Engineering and Environmental Department
 Property Maintenance Division
 Coleman A. Young Municipal Center
 2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

Record ID : ANN2004-04223
 Location : 15401 W GRAND RIVER
 Detroit, Michigan 48227

CORRECTION ORDER

11/22/2022

Owner:

Greenfield Penthouse Manor Llc
 & Grand River Place Llc
 15400 Grand River Ave 2nd Floor
 Detroit, MI 48227

Tenant :
 Sector : 9 District :
 Use Group :
 Legal Occupancy : BUSINESS

Inspection Type : Distr Manager Inspection

Inspection Result : **FAIL**

Inspector : Derek Brown

Inspection ID : 32299641

The Property Maintenance inspected the above premises on **11/22/2022**

Violations of the Detroit **Property Maintenance Code** and/or **Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : **12/22/2022**

If you have questions about or seek to dispute this notice, call (313) 628-2451, between 8:00 am and 4:00 pm Monday - Friday or E-mail pm@detroitmi.gov.

Violations

COMMERCIAL ADMIN 2019

1	COMMERCIAL ADMIN 2019 Certificate of Compliance - 8-15-35	Secure the required annual "Certificate of Compliance" from this department.	NON-COMPLIANT
---	--	--	---------------

COMMERCIAL EXTERIOR 2019

2	COMMERCIAL EXTERIOR 2019 Graffiti - 8-15-111	Remove graffiti, markings, or paintings from exterior surfaces.	NON-COMPLIANT
3	COMMERCIAL EXTERIOR 2019 Debris - 8-15-101	Maintain building/premises/structures free of any solid waste (debris, garbage, litter, and rubbish) in a clean, safe, secure, and sanitary condition.	NON-COMPLIANT
4	COMMERCIAL EXTERIOR 2019 Additional Violation	8-17-12(V) Failure to maintain a building or structure (5 or more stories) which is vacant and open to the elements or accessible to trespassers	NON-COMPLIANT

VACANT PROPERTY 2020

5	VACANT PROPERTY 2020 Register Property as Vacant - Sec. 8-15-45	Secure Certificate of Vacant Property Registration.	NON-COMPLIANT
6	VACANT PROPERTY 2020 Additional Violation	8-15-37 Failure to abate unsafe condition for Building, premises, structure(s), equipment or device(s).	NON-COMPLIANT

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.**
- 2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.**
- 3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED**
- 4. YOU MUST REGISTER YOUR PROPERTY.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226



City of Detroit
 Buildings, Safety Engineering and Environmental Department
 Property Maintenance Division
 Coleman A. Young Municipal Center
 2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

EMERGENCY CORRECTION ORDER

Record ID : ANN2004-04223
 Location : 15401 W GRAND RIVER
 Detroit, Michigan 48227

Tenant :
 Sector : 9 District :
 Use Group :
 Legal Occupancy : BUSINESS

Owner:

Greenfield Penthouse Manor Llc
 & Grand River Place Llc
 15400 Grand River Ave 2nd Floor
 Detroit, MI 48227

Inspection Type : Emergency Inspection

Inspection Result : **FAIL**

Inspector : Daniel Black

Inspection ID : 32186375

The Property Maintenance inspected the above premises on **06/14/2022**

Violations of the Detroit **Property Maintenance Code and/or Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : **06/14/2022**

Violations

ADDITIONAL VIOLATIONS

1 ADDITIONAL VIOLATIONS

Additional Violation 1

Sec. 8-17-12. - Civil fines for violations of article.

NON-COMPLIANT

(a)The following schedule of civil fines shall be assessed and paid at the Department of Appeals and Hearings for the specified violations of this article:1.Owner has kept or maintained building or structure so that a part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.

2 ADDITIONAL VIOLATIONS

Additional Violation 4

Sec. 8-15-201. - General.

NON-COMPLIANT

(a)The exterior of a building, premises, or structure shall be maintained in good repair, and be structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.(b)All exterior surfaces, including, but not limited to, balconies, cornices, decks, doors, door and window frames, fences, porches, and trim shall be maintained in good condition and be free of broken, crumbling, loose, missing, rotting, or inadequately finished materials. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted with lead-free paint. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained in good repair, be weather-resistant and be watertight. All metal surfaces that are subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

3 ADDITIONAL VIOLATIONS

Additional Violation 5

Sec. 8-15-208. - Overhang extensions.

NON-COMPLIANT

All overhang extensions, including, but not limited to, canopies, exhaust ducts, fire escapes, marquees, metal awnings, signs, and standpipes, shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

4 ADDITIONAL VIOLATIONS

Additional Violation 2

Sec. 8-15-113. - Minimum requirements for vacant buildings and structures.

NON-COMPLIANT

In addition to the other applicable requirements set forth in this division, each vacant building or structure shall remain in compliance with the following requirements during the time that the building or structure is vacant:

(1)All grass and weeds on the premises, including grass and weeds that abut sidewalks, gutters and alleys, shall not be permitted to grow more than eight inches in height;(2)All dead or broken trees, tree limbs or shrubbery shall be cut and removed from the premises;(3)The interior walkway leading to the main entry door, and any public sidewalk adjoining the lot, shall be cleared and remain free of snow;(4)Debris, garbage, litter, rubbish, or any solid waste that creates a health, safety or fire hazard, including, but not limited to, any mail or flyers which have been delivered to the building or structure, shall not be permitted to accumulate on any portion of the exterior lot of the building or structure;

5 ADDITIONAL VIOLATIONS

Additional Violation 3	Sec. 8-15-113. - Minimum requirements for vacant buildings and structures. In addition to the other applicable requirements set forth in this division, each vacant building or structure shall remain in compliance with the following requirements during the time that the building or structure is vacant:	NON-COMPLIANT
6 ADDITIONAL VIOLATIONS		
Additional Violation 6	Sec. 8-15-13. - Title and applicability. (a)This article shall be known as the Property Maintenance Code and establishes the minimum legal requirements for the maintenance, inspection and reinspection of all buildings, premises, and structures within the City.(b)The provisions of this article shall apply to all existing residential and non-residential buildings, premises, and structures and shall constitute minimum requirements and standards for such buildings, premises and structures, including facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from all hazards, and for safe and sanitary maintenance. This article shall govern the maintenance responsibility of owners, operators and occupants, the occupancy of existing premises and structures, and the administration, enforcement and penalties provided for in this article consistent with provisions of state law and of the 2019 Detroit City Code. Where, in a specific instance, different provisions of state law or of the 2019 Detroit City Code specify different requirements for any building, premises or structure, the most restrictive of any such provisions shall govern.	NON-COMPLIANT
<u>COMMERCIAL CORRIDOR 2019</u>		
7 COMMERCIAL CORRIDOR 2019		
Failure to Register Vacant Building - 8-15-45	Secure certificate of vacant property registration.	NON-COMPLIANT
8 COMMERCIAL CORRIDOR 2019		
Failure to Maintain Vacant Building - 8-15-113	Maintain the exterior of your vacant building.	NON-COMPLIANT
<u>Failed items for Complaint Called Inspection,COMMERCIAL ADMIN 2019</u>		
9 Failed items for Complaint Called Inspection,COMMERCIAL ADMIN 2019		
Interior Inspection - 8-15-34	Call and make arrangements for your required interior inspection.	NON-COMPLIANT
10 Failed items for Complaint Called Inspection,COMMERCIAL ADMIN 2019		
Certificate of Compliance - 8-15-35	Secure the required annual "Certificate of Compliance" from this department.	NON-COMPLIANT
11 Failed items for Complaint Called Inspection,COMMERCIAL ADMIN 2019		
Pay Fee - 8-15-33	For compliance you are required to pay the prescribed inspection fee, in addition to complying any existing violations.	NON-COMPLIANT
<u>Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 2019</u>		
12 Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 2019		
Roof - 8-15-206	Maintain the roof on the building or structure in good repair.	NON-COMPLIANT
13 Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 2019		
Exterior Balconies - 8-15-209	Maintain all exterior balconies, decks, porches, stairways, overhead extensions/canopies, exhaust ducts, fire escapes, marquees, awnings, signs, stand pipes in good repair. OVERHEAD CANOPY ON SOUTHWEST CORNER OF BUILDING HAS A HOLE THROUGH IT WITH SHEET METAL HANGING AND EVIDENCE OF A CHUNK OF CONCRETE THAT HAS BROKEN LOOSE AND FALLEN.	NON-COMPLIANT
14 Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 2019		
Parking Lot - 8-15-103	Maintain the parking lot in accordance with the Property Maintenance Code.	NON-COMPLIANT

15	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201!		
	Peeling Paint - 8-15-201	Remove peeling paint from exterior surfaces of building and repaint at	NON-COMPLIANT
16	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201!		
	Vacant and Open - 8-15-113(10)	Properly barricade openings on vacant buildings at SOUTH EAST CORNER OF THE BUILDING HAS A BARRICADED WALL PUSHED IN AND IS OPEN TO TRESPASS.	NON-COMPLIANT
17	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201!		
	Debris - 8-15-101	Maintain building/premises/structures free of any solid waste (debris, garbage, litter, and rubbish) in a clean , safe, secure, and sanitary condition.	NON-COMPLIANT
18	Failed items for Complaint Called Inspection,COMMERCIAL EXTERIOR 201!		
	Exterior Walls - 8-15-205	Maintain all building and/or structure exterior walls in good repair at	NON-COMPLIANT

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.**
- 2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.**
- 3. CALL (313) 628-2451 FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED**
- 4. YOU MUST REGISTER YOUR PROPERTY.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226



City of Detroit
 Buildings, Safety Engineering and Environmental Department
 Property Maintenance Division
 Coleman A. Young Municipal Center
 2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
 (313) 628-2451

CORRECTION ORDER

Record ID : PMB2018-04286
 Location : 15401 W GRAND RIVER
 Detroit, Michigan 48227

2021-05-28

Owner:

Park High Apartments-Ohase I Limited Partership
 300 River Place Suite 6600
 Detroit, MI 48207

Legal Occupancy :
 Tenant :
 Sector : District :
 Use Group :
 Zoning District :

Inspection Type : Distr Manager Insp

Inspection Result : **FAIL**

Inspector : William Veasy

Inspection ID : 31975739

The Property Maintenance inspected the above premises on **05/25/2021**

Violations of the Detroit **Property Maintenance Code and/or Official Zoning Ordinance** were found to exist and corrections shall be made on or before the compliance date.

Compliance Date : **06/14/2021**

Violations

VACANT PROPERTY 2020

1	VACANT PROPERTY 2020 Register Property as Vacant - Sec. 8-15-45	Secure Certificate of Vacant Property Registration.	NON-COMPLIANT
2	VACANT PROPERTY 2020 Secure from Elements - Sec. 8-15-113(11)	Openings that are less than one (1) square foot in area and higher than eight (8) feet above the ground may be boarded with plywood, provided, that the plywood is made weather tight and finished with varnish, or paint of a similar color to the exterior wall, and cut to the inside dimension of the exterior of the opening, and otherwise secured in the manner prescribed by the Department.	NON-COMPLIANT
3	VACANT PROPERTY 2020 Additional Violation	Remove obsolete signage 4-10-11	NON-COMPLIANT

Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

NOTE: YOU ARE REQUIRED TO OBTAIN A CERTIFICATE OF COMPLIANCE FOR YOUR PROPERTY. UNDER CERTAIN CONDITIONS, YOU MAY BE ENTITLED TO RECEIVE A TEMPORARY CERTIFICATE OF COMPLIANCE WHILE CORRECTIONS ARE IN PROGRESS.

TO RECEIVE THE REQUIRED CERTIFICATE OF COMPLIANCE FOR INSPECTION OR MAINTENANCE OF GRANT CONDITIONS, YOU MUST PERFORM THE FOLLOWING:

- 1. CORRECT ALL OF THE DEFICIENCIES LISTED ABOVE.**
- 2. PAY THE REQUIRED INSPECTION FEES AS INVOICED.**
- 3. CALL {PMB_PHONE} FOR A RE-INSPECTION AFTER CORRECTION OF DEFICIENCIES AND PAYMENTS OF THE FEES AS INVOICED.**
- 4. YOU MUST REGISTER YOUR RESIDENTIAL RENTAL PROPERTY.**

YOUR FAILURE TO COMPLY WITH THE ABOVE WILL RESULT IN THE ISSUANCE OF ONE OR MORE TICKETS WHICH WILL BE HEARD AT THE CITY OF DETROIT, DEPARTMENT OF ADMINISTRATIVE HEARINGS, WHICH IS LOCATED AT 1004 COLEMAN A. YOUNG MUNICIPAL CENTER DETROIT, MICHIGAN 48226