

MEMORANDUM

To: Council President Pro Tem, James Tate

From: David Bell, Director

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.

Ticket Number	Respondent	Street	Street Name	Violation Code	Violation Description	Issuer	Issue Date	Court Date	Judgment Date	Disposition	Fine Amount	Judgment Amount	Recent Payment	Amount Paid	Balance	Status
12070581DAH	STRATHERS & ASSOCIATES,	15401	GRAND RIVER	22-2-88(a)	Failure of owner to keep property, its sidewalks, or adjoining public property free from solid, medical or hazardous waste	Davis, Darlene	Aug 20, 2013	Sep 5, 2013	Sep 5, 2013	Responsible By Default	500	580	- ayınıenı	raiu	580	
13097489DAH	PARK HIGH APARTMENTS-PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	9-1-50(a)	Failed to obtain the required Certificate of registration for Vacant Building	Addison, Michael	Oct 22, 2014	Nov 17, 2014	Nov 17, 2014	Not responsible By City Dismissal	250	000	-	+	000	
13097490DAH	PARK HIGH APARTMENTS-PHASE I LIMITED PARTNERSHIP	15401	GRAND RIVER	9-1-111	Failure of owner to remove graffiti or maintain or restore property free of graffiti.	Addison, Michael	Oct 28, 2014	Nov 17, 2014	Nov 17, 2014	Not responsible By City Dismissal	100	0		+	0	
15005999DAH	STRATHER & ASSOCIATES	15401	GRAND RIVER	9-1-111	Failure of owner to remove graffiti or maintain or restore property free of graffiti.	Rushin, Arthur	May 8, 2015	Jun 1, 2015	Jun 2, 2015	Responsible By Default	100	140	-		140	
15006000DAH	STRATHER & ASSOCIATES	15401	GRAND RIVER	9-1-111	Failure of owner to remove graffiti or maintain or restore property free of graffiti.	Rushin, Arthur	May 11, 2015	Jun 1, 2015	Jun 2, 2015	Responsible By Default	100	140	-	-	140	
15012138DAH	STRATHER & ASSOCIATES	15401	GRAND RIVER	9-1-111	Failure of owner to remove graffiti or maintain or restore property free of graffiti.	Rushin, Arthur	Sep 8, 2015	Oct 29, 2015	Oct 29, 2015	Responsible By Default	200	2,448.8	-	-	2,448.8	
15012149DAH	STRATHER & ASSOCIATES	15401	GRAND RIVER	9-1-111	Failure of owner to remove graffiti or maintain or restore property free of graffiti.	Rushin, Arthur	Sep 25, 2015	Nov 19, 2015	Nov 19, 2015	Responsible By Default	200	250	-	$\overline{}$	250	
15018820DAH	STRATHER & ASSOCIATES	15401	GRAND RIVER	9-1-36(a)	Failure of owner to obtain certificate of compliance	Rushin, Arthur	Mar 21, 2016	Jun 9, 2016	Jun 9, 2016	Responsible By Default	250	305	-		305	
15018821DAH	STRATHER & ASSOCIATES	15401	GRAND RIVER	61-5-21	Failed to comply with other land use or procedural requirements - Unlawful Sign, Banner or antenna	Rushin, Arthur	Mar 21, 2016	Jun 9, 2016	Jun 9, 2016	Responsible By Default	200	250	-		250	
15023126DAH	STRATHER & ASSOCIATES	15401	GRAND RIVER	9-1-111	Failure of owner to remove graffiti or maintain or restore property free of graffiti.	Addison, Michael	Feb 17, 2016	Mar 10, 2016	Mar 10, 2016	Responsible By Default	400	470	-		470	
17018614DAH	PARK HIGH APARTMENTS-PHASE 1	15401	GRAND RIVER	9-1-113	Failure to maintain a vacant building or structure in accordance with the requirements of Section 9-1-113 of the Detroit City Code: (1) - (12) (All structures except 1 or 2 family dwellings and buildings with 5 or more stories)	Williams, Trish	Aug 7, 2017	Sep 1, 2017	Sep 1, 2017	Responsible By Default	750	855	-		855	i l'
17018615DAH	PARK HIGH APARTMENTS-PHASE 1	15401	GRAND RIVER	9-1-36(a)	Failure of owner to obtain certificate of compliance	Williams, Trish	Aug 7, 2017	Sep 1, 2017	Sep 1, 2017	Responsible By Default	250	305	-	f	305	
17018616DAH	PARK HIGH APARTMENTS-PHASE 1	15401	GRAND RIVER	9-1-50(a)	Failed to obtain the required Certificate of registration for Vacant Building	Williams, Trish	Aug 7, 2017	Sep 1, 2017	Sep 1, 2017	Responsible By Default	250	305	-		305	
18022447DAH	STRATHER AND ASSOCIATES	15401	GRAND RIVER	9-1-113	Failure to maintain a vacant building or structure in accordance with the requirements of Section 9-1-113 of the Detroit City Code: (1) - (12) (All structures except 1 or 2 family dwellings and buildings with 5 or more stories)	Kuuttila, Eric	Aug 23, 2018	Oct 9, 2018	Oct 9, 2018	Responsible By Default	750	855	-		855	i ''
19028982DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	9-1-35(d)(8)	Failure to furnish a written report of the true condition of the exterior walls and roof-mounted structures.	Watson, Robert	Apr 3, 2019	Apr 24, 2019	May 29, 2019	Responsible By Default	200	250	-	f	250	Collection
19029768DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	9-1-35(d)(8)	Failure to furnish a written report of the true condition of the exterior walls and roof-mounted structures.	Watson, Robert	Apr 26, 2019	May 15, 2019	May 15, 2019	Responsible By Default	500	580	-		580	Collection
19064995DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	8-15-35	Certificate of Compliance required; vioilation for failure to obtain	Duplessis, Kevin	Jan 2, 2020	Jan 27, 2020	Jan 27, 2020	Responsible By Default	250	305	-		305	Collection
21038820DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	4-4-11	Failure to remove unlawful signage on vacant buildings or structures per Sec. 4-4-11 of The City of Detroit Ordinance - Business Sign:	Veasy, William	Jun 1, 2021	Jun 15, 2021	Jun 15, 2021	Responsible By Default	400	470	-		470	Collection
21038821DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	8-15-113	Failure to maintain a vacant building or structure in accordance with the requirements of Section 8-15-113 of the Detroit City Code: (1) - (12) (All structures except 1 or 2 family dwellings and buildings with 5 or more stories)	Veasy, William	Jun 1, 2021	Jun 15, 2021	Jul 6, 2021	Responsible By Default	750	855	-		855	Collection
21038822DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	8-15-45	Failure to obtain the certificate of Registration for Vacant Building	Veasy, William	Jun 1, 2021	Jun 15, 2021	Jul 6, 2021	Responsible By Default	250	305	-	-	305	Collection
21040523DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	8-15-113	Failure to maintain a vacant building or structure in accordance with the requirements of Section 8-15-113 of the Detroit City Code: (1) - (12) (All structures except 1 or 2 family dwellings and buildings with 5 or more stories)	Duplessis, Kevin	Nov 19, 2021	Dec 13, 2021	Dec 14, 2021	Not responsible By Dismissal	500	0	-		0	<u>Г</u>
21040524DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	8-15-37	Failure to abate unsafe condition for Building, premises, structure(s), equipment or device(s),	Duplessis, Kevin	Nov 19, 2021	Dec 13, 2021	Dec 14, 2021	Not responsible By Dismissal	1.000	0	_	+	0	
21040525DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	8-15-45	Failure to obtain the certificate of Registration for Vacant Building	Duplessis, Kevin	Nov 19, 2021	Dec 13, 2021	Dec 14, 2021	Not responsible By Dismissal	250	0	-		0	
21040526DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	8-17-12(V)	Failure to maintain a building or structure (Dwelling) which is vacant and open to the elements or accessible to tresspassers.	Duplessis, Kevin	Nov 19, 2021	Dec 13, 2021	Dec 14, 2021	Not responsible By Dismissal	750	0	-		0	
21040527DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	8-15-205	Defective exterior wall(s) one- or two-family dwelling or commercial building	Duplessis, Kevin	Nov 19, 2021	Dec 13, 2021	Dec 14, 2021	Not responsible By Dismissal	100	0	-	-	0	
21040894DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	8-15-113	Failure to maintain a vacant building or structure in accordance with the requirements of Section 8-15-113 of the Detroit City Code: (1) - (12) (All structures except 1 or 2 family dwellings and buildings with 5 or more stories)	Veasy, William	Nov 16, 2021	Dec 14, 2021	Dec 14, 2021	Responsible By Default	1,250	7,983.89	-		7,983.89	Collection
21040895DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	8-15-45	Failure to obtain the certificate of Registration for Vacant Building	Veasy, William	Nov 16, 2021	Dec 14, 2021	Dec 14, 2021	Responsible By Default	375	442.5	-		442.5	Collection
21040896DAH	PARK HIGH APTS PHASE 1 LIMITED PARTNERSHIP	15401	GRAND RIVER	4-4-12	Failure to remove unlawful signage, supports, and all ancillary systems per Sec. 4-4-12 of The Detroit City Ordinance - Business Sign:	Veasy, William	Nov 16, 2021	Dec 14, 2021	Dec 14, 2021	Responsible By Default	800	910	-		910	Collection
22047203DAH	STRATHER & ASSOCIATES	15401	GRAND RIVER	4-4-11	Failure to remove unlawful signage on vacant buildings or structures per Sec. 4-4-11 of The City of Detroit Ordinance - Business Sign:	FIGLEY, WADE	Apr 6, 2022	Jul 27, 2022	Jul 28, 2022	Responsible By Default	400	470	-	-	470	Collection
22047204DAH	STRATHER & ASSOCIATES	15401	GRAND RIVER	8-15-35(a)(1)	Failure of owner to obtain certificate of compliance – commercial building	FIGLEY, WADE	Apr 6, 2022	Jul 27, 2022	Jul 28, 2022	Responsible By Default	250	305	-	-	305	Collection
22060419DAH	GRAND RIVER PLACE LLC & GREENFIELD PENTHOUSE MANOR LLC	15401	GRAND RIVER	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 tresspassers.	Thompson, Ernest	Jun 22, 2022	Jul 8, 2022	Jul 8, 2022	Responsible By Default	1,000	1,130	-		1,130	Collection
22060420DAH	GRAND RIVER PLACE LLC & GREENFIELD PENTHOUSE MANOR LLC	15401	GRAND RIVER	8-15-201(b)	Failure to maintain exterior surface of one- or two-family dwelling or commercial building	Thompson, Ernest	Jun 22, 2022	Aug 5, 2022	Aug 5, 2022	Responsible By Default	100	140	-		140	Collection
22060421DAH	GRAND RIVER PLACE LLC & GREENFIELD PENTHOUSE MANOR LLC	15401	GRAND RIVER	8-15-113	Failure to maintain a vacant building or structure in accordance with the requirements of Section 8-15-113 of the Detroit City Code: (1) - (12) (All structures except 1 or 2 family dwellings and buildings with 5 or more stories)	Thompson, Ernest	Jun 22, 2022	Aug 5, 2022	Aug 5, 2022	Responsible By Default	750	855	-		855	Collection
22060422DAH	GRAND RIVER PLACE LLC & GREENFIELD PENTHOUSE MANOR LLC	15401	GRAND RIVER	8-15-113	Failure to maintain a vacant building or structure in accordance with the requirements of Section 8-15-113 of the Detroit City Code: (1) - (12) (All structures except 1 or 2 family dwellings and buildings with 5 or more stories)	Thompson, Ernest	Jun 22, 2022	Aug 5, 2022	Aug 5, 2022	Not responsible By City Dismissal (Ticket Error)	750	0	-	I = I	0	<i>i</i> 1'
22060423DAH	GRAND RIVER PLACE LLC & GREENFIELD PENTHOUSE MANOR LLC	15401	GRAND RIVER	8-15-208	Failure to maintain overhang extension(s) one- or two-family dwelling or commercial building	Thompson, Ernest	Jun 22, 2022	Aug 5, 2022	Aug 5, 2022	Responsible By Default	100	140	-	$\overline{}$	140	Collection
22060424DAH	GRAND RIVER PLACE LLC & GREENFIELD PENTHOUSE MANOR LLC	15401	GRAND RIVER	8-15-35(a)(1)	Failure of owner to obtain certificate of compliance – commercial building	Thompson, Ernest	Jun 22, 2022	Aug 5, 2022	Aug 5, 2022	Responsible By Default	250	305	-		305	Collection
22060425DAH	GRAND RIVER PLACE LLC & GREENFIELD PENTHOUSE MANOR LLC	15401	GRAND RIVER	8-15-45	Failure to obtain the certificate of Registration for Vacant Building	Thompson, Ernest	Jun 22, 2022	Aug 5, 2022	Aug 5, 2022	Responsible By Default	250	305	-		305	Collection
22064187DAH	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER	8-15-101	Unlawful accumulation of solid waste one- or two-family dwelling or commercial building	Brown, Derek	Jul 19, 2022	Aug 15, 2022	Aug 16, 2022	Responsible By Default	100	140	-		140	Collection
22064188DAH	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER	8-15-35(a)(1)	Failure of owner to obtain certificate of compliance – commercial building	Brown, Derek	Jul 19, 2022	Aug 15, 2022	Aug 16, 2022	Responsible By Default	250	305			305	Collection
	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER	8-15-45	Failure to obtain the certificate of Registration for Vacant Building	Brown, Derek	Jul 19, 2022	Aug 15, 2022	Aug 16, 2022	Responsible By Default	250	305	-	\longrightarrow		Collection
22064190DAH	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER	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 tresspassers.	Brown, Derek	Jul 19, 2022	Aug 15, 2022	Aug 16, 2022	Responsible By Default	1,000	1,130	-	\longrightarrow		Collection
22064191DAH 22064192DAH	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC & GRAND RIVER PLACE LLC. GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER GRAND RIVER	8-15-107 8-15-111(b)	Failure to maintain accessory structure(s) one-or two- family dwelling or commercial building	Brown, Derek Brown, Derek	Jul 19, 2022 Jul 19, 2022	Aug 15, 2022	Aug 16, 2022	Responsible By Default	100	140	-		140	Collection
	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC & GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER	8-15-111(b) 8-15-201(b)	Failure of owner to restore exterior of buildingg or struture demaged by grafitti Failure to maintain exterior surface of one- or two-family dwelling or commercial building	Brown, Derek Brown, Derek	Jul 19, 2022 Jul 19, 2022	Aug 15, 2022 Aug 15, 2022	Aug 16, 2022 Aug 16, 2022	Responsible By Default Responsible By Default	100	140	-		140	Collection
	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC & GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &	10101	GRAND RIVER		Pailure to maintain exterior surface of one- of two-family dwelling of commercial building Defective exterior wall(s) one- or two-family dwelling or commercial building	Brown, Derek Brown, Derek	Jul 19, 2022 Jul 19, 2022		Aug 16, 2022 Aug 16, 2022	Responsible By Default Responsible By Default	100	140	-			Collection
	STRATHER & ASSOCIATES	15401	GRAND RIVER		Failure to maintain a building or structure (5 or less stories) which is vacant and open to the elements or accessible to tresspassers.	CHAPIN, NEIL	Dec 21, 2022	Jan 9, 2023	Jan 9, 2023	Responsible By Default	1,000	1,130				Collection
	STRATHER & ASSOCIATES		GRAND RIVER		Failure of owner to obtain certificate of compliance – commercial building	CHAPIN, NEIL	Dec 21, 2022	Jan 9, 2023	Jan 9, 2023	Responsible By Default	250					Collection
	STRATHER & ASSOCIATES	15401	GRAND RIVER	(// /	Failure to obtain the certificate of Registration for Vacant Building	CHAPIN, NEIL	Dec 21, 2022	Jan 9, 2023	Jan 9, 2023	Not responsible By City Dismissal (Owner Occupied)	250		-	$\overline{}$	0	/
	STRATHER & ASSOCIATES	15401	GRAND RIVER	8-15-201(a)	Failure to maintain exterior of one- or two-family dwelling, building, premises or commercial structure in good repair, structurally sound or in a sanitary condition to prevent threat to the public health, safety or welfare	CHAPIN, NEIL	Dec 21, 2022	Jan 9, 2023	Jan 9, 2023	Not responsible By City Dismissal (Owner Occupied)	100	0	-		0	
22106056DAH	STRATHER & ASSOCIATES	15401	GRAND RIVER	8 15 271	FAILURE TO MAINTAIN SIGN EXPOSED TO PUBLIC VIEW OR FAILURE TO REMOVE SIGN IN DISREPAIR	CHAPIN, NEIL	Dec 21, 2022	Jan 9, 2023	Jan 9, 2023	Not responsible By City Dismissal (Owner Occupied)	FO	0				┌── ┤′
	STRATHER & ASSOCIATES STRATHER & ASSOCIATES	15401	GRAND RIVER		Unlawful accumulation of solid waste one- or two-family dwelling or commercial building	CHAPIN, NEIL	Dec 21, 2022	Jan 9, 2023 Jan 9, 2023	Jan 9, 2023 Jan 9, 2023	Not responsible By City Dismissal (Owner Occupied) Not responsible By City Dismissal (Owner Occupied)	100	0	-		- 0	┌──┤′
	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER	8-15-35	Onlawful accumulation of solid waste one- or two-family dwelling or commercial building Certificate of Compliance required; vioilation for failure to obtain	Brown, Derek	Dec 21, 2022 Dec 22, 2022	Feb 6, 2023	Feb 6, 2023	Responsible By Default	500				580	Collection
	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC & GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER	8-15-111(b)	Failure of owner to restore exterior of buildingg or struture demaged by grafitti	Brown, Derek	Dec 22, 2022	Feb 6, 2023	Feb 6, 2023	Responsible By Default	200			+		Collection
	GRAND RIVER PLACE LLC. GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER	8-15-101	Unlawful accumulation of solid waste one- or two-family dwelling or commercial building	Brown, Derek	Dec 22, 2022	Feb 6, 2023	Feb 6, 2023	Responsible By Default	200		_			Collection
	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &		GRAND RIVER		Failure to maintain a building or structure (5 or less stories) which is vacant and open to the elements or accessible to tresspassers.	Brown, Derek	Dec 22, 2022	Feb 6, 2023	Feb 6, 2023	Responsible By Default	2,000	4,572.09	-	-		Collection
	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &		GRAND RIVER	8-15-45	Failure to obtain the certificate of Registration for Vacant Building	Brown, Derek	Dec 22, 2022	Feb 6, 2023	Feb 6, 2023	Responsible By Default	375	442.5	-	$\overline{}$		Collection
	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER	8-15-37	Failure to abate unsafe condition for Building, premises, structure(s), equipment or device(s).	Brown, Derek	Dec 22, 2022	Feb 6, 2023	Feb 6, 2023	Responsible By Default	1,000	1,130	-	$\overline{}$	1,130	Collection
	GRAND RIVER PLACE LLC, GREENFIELD PENTHOUSE MANOR LLC &	15401	GRAND RIVER	8-15-34(d)	Failure to furnish a written report of the true condition of the exterior walls and roof-mouted structures	Brown, Derek	Feb 3, 2023	Mar 20, 2023	Mar 20, 2023	Responsible By Default	250		-	$\overline{}$	305	
-			-				-			· · · · · · · · · · · · · · · · · · ·			•			



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

01/23/2023

Tenant Sector :

nant

District :

Use Group

District

Legal Occupancy

: BUSINESS

Owner:

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

Inspection Type : Distr Manager Inspection

Inspection Result : FAIL

Inspector: Derek Brown

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)

THIS REPORT MUST INCLUDE A REPORT FOR ALL BRIDGES ON

SITE.

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 PROPERTY.



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

11

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 Inspection Result : FAIL

Inspector : Randy Schuman 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

ANN2004-04223 Page 1 of 3

<u>Vi</u>	<u>olations</u>		
AD	DITIONAL VIOLATIONS		
1	ADDITIONAL VIOLATIONS		
	Additional Violation 1	Remove Illegal/Obsolete Signage. (Sec. 8-15-271, 272 & 273)	NON-COMPLIANT
cc	DMMERCIAL 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
VA	CANT 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	mainer prescribed by the Department.	
	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

ANN2004-04223 Page 2 of 3

11	VACANT PROPERTY 2020	1	.7
	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

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.

ANN2004-04223 Page 3 of 3



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

03/02/2023

Tenant Sector:

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 : Annual Inspection Inspection Result : FAIL

Inspector : Kevin Saine 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

COMMERCIAL ADMIN 2019

Call and make arrangements for your required interior inspection. Interior Inspection - 8-15-34

NON-COMPLIANT

COMMERCIAL ADMIN 2019

Certificate of Compliance - 8-15-35

Secure the required annual "Certificate of Compliance" from this

NON-COMPLIANT

department.

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

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.



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 Use Group

District :

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

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- 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.



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 : A

: 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

Telephone inquiries may be made between 8:00 am and 4:00 nm 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:

<u>Violations</u>	No.	بال
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)	
COMMERCIAL ADMIN	-Remove Obsolete Signage.	
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	NON-COMPLIANT
4 COMMERCIAL ADMIN	required interior inspection.	
Certificate of Compliance	(Sec. 9-1-36a): Secure the required annual "Certificate of	NON-COMPLIANT
5 COMMERCIAL ADMIN	Compliance" from this department.	
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 7 COMMERCIAL ADMIN	(Sec 9-1-35): For compliance you are required to pay the prescribed inspection fee, in addition to complying any existing violations.	NON-COMPLIANT
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 COLLASPED WALL AT REAR. OTHER 9-1-113	NON-COMPLIANT

VIOLATIONS

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.



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

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 : 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

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
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
3 VACANT PROPERTY 2020		×
Obtain Exterior Certificate of Compli	sance Secure the required Certificate of Compliance (Exterior only)	NON-COMPLIANT
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

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.



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

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

Vi	<u>olations</u>		
<u>cc</u>	DMMERCIAL 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	чераппен.	
	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
CC	MMERCIAL 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

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.



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

11/10/2022

Tenant

Sector:

District:

Use Group Legal Occupancy

: BUSINESS

Owner:

Strather & Associates, & Greenfield Penthouse Manor

24255 W 13 Mile Rd #220 Bingham Farms, MI 48025

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

Failed items for Complaint Called Inspection, COMMERCIAL ADMIN 2019 Call and make arrangements for your required interior inspection. NON-COMPLIANT Interior Inspection - 8-15-34 Failed items for Complaint Called Inspection, COMMERCIAL ADMIN 2019 NON-COMPLIANT Certificate of Compliance - 8-15-35 Secure the required annual "Certificate of Compliance" from this department. Failed items for Complaint Called Inspection, COMMERCIAL ADMIN 2019 **NON-COMPLIANT** For compliance you are required to pay the prescribed inspection fee, Pay Fee - 8-15-33 in addition to complying any existing violations. Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 2019 Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 2019 NON-COMPLIANT Roof - 8-15-206 Maintain the roof on the building or structure in good repair. Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 2019 Exterior Balconies - 8-15-209 NON-COMPLIANT Maintain all exterior balconies, decks, porches, stairways, overhead extensions/canopies, exhaust ducts, fire escapes, marguees, 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. Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 201! NON-COMPLIANT Parking Lot - 8-15-103 Maintain the parking lot in accordance with the Property Maintenance Code Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 2019 Remove peeling paint from exterior surfaces of building and repaint at NON-COMPLIANT Peeling Paint - 8-15-201 Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 2019 Vacant and Open - 8-15-113(10) Properly barricade openings on vacant buildings at SOUTH EAST NON-COMPLIANT CORNER OF THE BUILDING HAS A BARRICADED WALL PUSHED IN AND IS OPEN TO TRESPASS. Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 201! NON-COMPLIANT 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 10 Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 2019 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 NON-COMPLIANT 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:I.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.

12 Failed items for Emergency Inspection, 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.

13 Failed items for Emergency Inspection, ADDITIONAL VIOLATIONS

Additional Violation 5

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.

14 Failed items for Emergency Inspection, ADDITIONAL VIOLATIONS

Additional Violation 2

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:

(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;

15 Failed items for Emergency Inspection, 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:

16 Failed items for Emergency Inspection, ADDITIONAL VIOLATIONS

NON-COMPLIANT

NON-COMPLIANT

NON-COMPLIANT

	Additional Violation 6	Sec. 8-15-13 Title and applicability.	NON-COMPLIANT
		(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	
	W.	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.	X
Fai	iled items for Emergency Inspection,COMME		
17	Failed items for Emergency Inspection,COMM	MERCIAL CORRIDOR 2019	
		Secure certificate of vacant property registration.	NON-COMPLIANT
	Failure to Register Vacant Building - 8-15-45	Geoure Certificate of Vacant property registration.	INOIN-COMPLIAINT
	0-10-40		
18	Failed items for Emergency Inspection,COMM	MERCIAL CORRIDOR 2019	
	3		NON COMPLIANT
	Failure to Maintain Vacant Building -	Maintain the exterior of your vacant building.	NON-COMPLIANT
	8-15-113		
	CANT PROPERTY 2000		
	CANT PROPERTY 2020		
19	VACANT PROPERTY 2020		
	Register Property as Vacant - Sec.	Secure Certificate of Vacant Property Registration.	NON-COMPLIANT
	8-15-45	W W	
20	VACANT PROPERTY 2020		
	Obtain Exterior Certificate of Compliance	Secure the required Certificate of Compliance (Exterior only)	NON-COMPLIANT
	- Sec. 8-15-35	<u>A</u> <u>A</u> <u>A</u>	3
21	VACANT PROPERTY 2020		
	Pay Owed Fees - Sec. 8-15-33	In order to obtain Certificate of Compliance you must pay the	NON-COMPLIANT
	. a, Onou i 000 - 000. 0-10-00	prescribed fee as invoiced	
22	VACANT PROPERTY 2020	processed too do involocu	
	Post Emergency Contact Information -	A notice that is sheltered from the weather, which indicates the name	NON-COMPLIANT
	Sec. 8-15-45(c)	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	
23	VACANT PROPERTY 2020	on the vacant building or structure.	
	Secure from Trespass - Sec.	As applicable, all openings of a building or structure shall be closed	NON-COMPLIANT
	8-15-113(10)	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.	
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	NON-COMPLIANT
	×	inside dimension of the exterior of the opening, and otherwise secured in the manner prescribed by the Department. REAR OF BUILDING.	*
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 BUILDING.	NON-COMPLIANT
		RIVER ELEVATION. 3) SEC 8-17-12. MAINTAINANCE OF A BUILDING IN DANGEROUS CONDITION	

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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.



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

: 15401 W GRAND RIVER Detroit, Michigan 48227

11/22/2022

Tenant

ant

Sector: 9
Use Group

District:

Legal Occupancy

: BUSINESS

Owner:

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

Inspection Type : Distr Manager Inspection

Inspection Result : FA

: 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.

<u>Violations</u>		
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		X
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

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- 4. YOU MUST REGISTER YOUR PROPERTY.



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 Use Group District :

Legal Occupancy

: BUSINESS

Owner:

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

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

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:I.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.

(a)The exterior of a building, premises, or structure shall be

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

NON-COMPLIANT

ADDITIONAL VIOLATIONS

Additional Violation 4

Sec. 8-15-201. - General.

NON-COMPLIANT maintained in good repair, and be structurally sound and sanitary so

ADDITIONAL VIOLATIONS Additional Violation 5

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.

stabilization by oxidation are exempt from this requirement.

ADDITIONAL VIOLATIONS

Additional Violation 2

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:

(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;

NON-COMPLIANT

NON-COMPLIANT

ADDITIONAL VIOLATIONS

Additional Violation 3 Sec. 8-15-113. - Minimum requirements for vacant buildings and NON-COMPLIANT 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: ADDITIONAL VIOLATIONS NON-COMPLIANT 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. **COMMERCIAL CORRIDOR 2019** 7 COMMERCIAL CORRIDOR 2019 NON-COMPLIANT Secure certificate of vacant property registration. Failure to Register Vacant Building -8-15-45 **COMMERCIAL CORRIDOR 2019** Failure to Maintain Vacant Building -Maintain the exterior of your vacant building. NON-COMPLIANT 8-15-113 Failed items for Complaint Called Inspection, COMMERCIAL ADMIN 2019 Failed items for Complaint Called Inspection, COMMERCIAL ADMIN 2019 Call and make arrangements for your required interior inspection. NON-COMPLIANT Interior Inspection - 8-15-34 10 Failed items for Complaint Called Inspection, COMMERCIAL ADMIN 2019 Secure the required annual "Certificate of Compliance" from this NON-COMPLIANT Certificate of Compliance - 8-15-35 department. 11 Failed items for Complaint Called Inspection, COMMERCIAL ADMIN 2019 **NON-COMPLIANT** Pay Fee - 8-15-33 For compliance you are required to pay the prescribed inspection fee, in addition to complying any existing violations. Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 2019 12 Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 2019 NON-COMPLIANT Maintain the roof on the building or structure in good repair. Roof - 8-15-206 13 Failed items for Complaint Called Inspection, COMMERCIAL EXTERIOR 201! NON-COMPLIANT 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. 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 NON-COMPLIANT

15 Failed items for Complaint Called Inspe	ection,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 Inspe	ection,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 Inspe	ection,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 Inspe	ection,COMMERCIAL EXTERIOR 2019	*
Exterior Walls - 8-15-205	Maintain all building and/or structure exterior walls in good repair at	NON-COMPLIANT

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- 4. YOU MUST REGISTER YOUR PROPERTY.



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 :

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. Secure Certificate of Vacant Property Registration. NON-COMPLIANT

8-15-45

2 VACANT PROPERTY 2020

Secure from Elements - Sec. Openings that are less than one (1) square foot in area and higher than NON-COMPLIANT

8-15-113(11) 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

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.

3 VACANT PROPERTY 2020

Additional Violation Remove obsolete signage 4-10-11 NON-COMPLIANT

PMB2018-04286 Page 1 of 2

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- 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

PMB2018-04286 Page 2 of 2