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City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
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Janice Tillmon
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Emberly Vick

TO: Honorable Detroit City Council

FROM: David Whitaker, Director
Legislative Policy Division 

DATE: March 3, 2026

RE: **Rental Housing Compliance**

Council Member Renata Miller requested the Legislative Policy Division work in conjunction with Buildings, Safety Engineering and Environmental Department (BSEED) to provide information related to Rental Housing Compliance in the city of Detroit. Additionally, the Council Member's request included information regarding inspections, violation notices, and compliance history related to the Leland House Hotel, located at 400 Bagley Street in the city of Detroit.

We have attached the following information received from BSEED addressing the questions posed by Council Member Miller and additional supplemental information related to inspections, violations, and compliance for the Leland House Hotel. Included in the attached information you will find the requested numbers associated with three (3) years of certificates of compliance, certificates of occupancy, related inspections, and violations for rental properties in the city of Detroit. In addition, the department has provided the requested information specific to 400 Bagley, the Leland House Hotel in the form of documentation of inspections, correction orders, and violation reports generated by the Aceela Civic Platform for a three (3) year period.

This information is somewhat voluminous. It includes the names of inspectors, dates of inspections, issuances of corrective orders, comments, descriptions of violations, and orders of corrective actions to be taken. If additional information or explanation is needed relative to the information contained in this report or documentation provided, please feel free to contact Mr. Arthur Rushin, Chief Enforcement Officer, BSEED. If we can be of further assistance, please do not hesitate to contact our office.



MEMORANDUM

TO: David Whitaker, Legislative Policy Division

THRU: James Tate, President, Detroit City Council

FROM: Arthur Rushin, Chief Enforcement Officer, BSEED

DATE: February 26, 2026

RE: **Request for Rental Housing Compliance**

In reference to the Memorandum from Councilmember Renata Miller, submitted to the Legislative Policy Division February 3, 2026, we submit the following:

- 1. Three (3) years of overall landlord compliance data, including but not limited to:**
 - a. Certificates of Compliance
 - i. Year-end active Residential CofCs
 - 2023** – 8,731
 - 2024** – 11,063
 - 2025** – 11,920
 - b. Certificates of Occupancy for residential building projects issued by year
 - 2023** – 78
 - 2024** – 52
 - 2025** – 109
 - c. Related inspection and violation statistics
 - i. Residential Inspections Completed
 - 2023** – 10,969
 - 2024** – 16,570
 - 2025** – 16,194
 - ii. Residential Blight Tickets & Judgement Amount by year
 - 2023** – 38,585 tickets; \$10,755,775 in judgements
 - 2024** – 22,260 tickets; \$6,375,640 in judgements
 - 2025** – 15,453 tickets; \$4,103,855 in judgements
- 2. Property specific information for the Leland House (400 Bagley St) covering the past three (3) years, including:**
 - a. All inspection reports
 - b. Notices of violation
 - c. Enforcement actions, penalties, or corrective orders
 - d. Compliance status history

Following this memo are inspection reports, notices of violation, enforcement actions/penalties/corrective orders, and compliance status history for the following records:



DEPARTMENT OF
**Buildings, Safety Engineering &
Environmental**

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan, 48226

Phone 313-628-2451 TTY:711
Fax 313-224-1467
www.detroitmi.gov

- BPV2001-00051
- BPV2022-01171
- ELV2024-00045
- PLMM2021-00060
- PMB2003-00718
- SPL2022-01453
- SPL2024-01474
- SPL2024-01804
- ULE2004-00205
- ULE2004-00209
- ULM2011-01400
- ULP20002-01224

If there are any questions regarding this matter, do not hesitate to contact me.

AR/dp

CC: Honorable City Council
Honorable Janice Winfrey, City Clerk
David Bell, Director, Buildings, Safety Engineering, and Environmental Department
Malik Washington, City Council Liaison
Breanna Sullivan, City Council Liaison
Louise Jones, Clerk

PMB2... STATUS LOCATION CONTACT WORKFLOW
 400 BAGLEY > Issued ... > 400 BA... > LELAN... > 9 total Ta
 Rental Uni... 12/03/2... DETROI... ●...

PMB2003-00718 - 400 BAGLEY

A notice was added to this record on 2023-10-17.
 Condition: Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

Menu Manage Inspection Delete Search Select Record To Copy From Edit Flow

"Record Inspections" Related Records Inspections
 Showing 41-60 of 60

<input type="checkbox"/>	Sched Date	Status	Insp Date	Department	Inspector	Result Comment
<input type="checkbox"/>	12/05/2022	Rescheduled		Propert...	Donnie Wright	
<input checked="" type="checkbox"/>	11/28/2022	FAIL	11/28/2022	Propert...	Dhafir Hasan	out on emergenc...
<input type="checkbox"/>	01/03/2023	Cancelled	01/03/2023	Propert...	Kevin Pierson	Per Law department
<input checked="" type="checkbox"/>	11/28/2022	FAIL	11/29/2022	Propert...	Donnie Wright	Out on re inspe...
<input type="checkbox"/>	11/22/2022	PENDING	11/22/2022	Propert...	Kevin Pierson	
<input checked="" type="checkbox"/>	11/22/2022	FAIL	11/22/2022	Propert...	Kevin Pierson	
<input checked="" type="checkbox"/>	11/23/2022	FAIL	11/23/2022	Propert...	Kevin Pierson	Performed calle...
<input checked="" type="checkbox"/>	11/21/2022	FAIL	11/21/2022	Propert...	Kevin Pierson	Performed emerg...
<input type="checkbox"/>	11/28/2022	DAH	11/28/2022	Propert...	Louis Crotteau	TICKETS WRITTEN...
<input checked="" type="checkbox"/>	11/18/2022	FAIL	11/21/2022	Propert...	Louis Crotteau	MET WITH MAINT...
<input type="checkbox"/>	11/18/2022	Cancelled		Propert...	Louis Crotteau	
<input type="checkbox"/>	10/07/2021	NCA - No Cau...	10/07/2021	Propert...	Corey Mason	
<input type="checkbox"/>	09/24/2021	NCA - No Cau...	09/21/2021	Propert...	Corey Mason	1 ELEVATOR IS D...
<input type="checkbox"/>	09/03/2021	CANCELLED	08/30/2021	Propert...	Tanzil Coleman	CONTACT ANN SMI...
<input type="checkbox"/>	01/05/2021	NCA - No Cau...	01/05/2021	Propert...	Tanzil Coleman	talked with fro...
<input type="checkbox"/>	01/07/2021	FAIL	01/07/2021	Propert...	Tanzil Coleman	items on CO hav...
<input type="checkbox"/>	11/16/2020	FAIL	11/16/2020	Propert...	Tanzil Coleman	tenant complain...
<input type="checkbox"/>	11/02/2020	NCA - No Cau...	11/02/2020	Propert...	Corey Mason	Date: 11/02/202...
<input type="checkbox"/>	12/18/2019	***Failed Insp	12/18/2019	PMB - P...	Nathan Zientek	
<input type="checkbox"/>	10/23/2019	***Failed Insp	10/25/2019	PMB - P...	Nathan Zientek	Arrived on comp...

PMB2... STATUS LOCATION CONTACT WORKFLOW
 400 BAGLEY > Issued ... > 400 BA... > LELAN... > 9 total Ta
 Rental Uni... 12/03/2... DETROI... ●...

PMB2003-00718 - 400 BAGLEY

A notice was added to this record on 2023-10-17.
 Condition: Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

Menu Manage Inspection Delete Search Select Record To Copy From Edit Flow

"Record Inspections" Related Records Inspections
 Showing 21-40 of 60

<input type="checkbox"/>	<u>Sched Date</u>	<u>Status</u>	<u>Insp Date</u>	<u>Department</u>	<u>Inspector</u>	<u>Result Comment</u>
<input type="checkbox"/>	10/30/2023	Cancelled	10/30/2023	Propert...	Kevin Pierson	
<input type="checkbox"/>	09/29/2023	Rescheduled		Propert...	Kevin Pierson	
<input type="checkbox"/>	08/31/2023	Rescheduled		Propert...	Kevin Pierson	
<input type="checkbox"/>	07/31/2023	Rescheduled		Propert...	Kevin Pierson	
<input checked="" type="checkbox"/>	06/29/2023	FAIL	06/29/2023	Propert...	Kevin Pierson	Performed calle...
<input checked="" type="checkbox"/>	06/01/2023	NCA - No Cau...	06/01/2023	Propert...	Vincent Bennett	Problem was res...
<input type="checkbox"/>	04/03/2023	DAH	04/04/2023	Propert...	Kevin Pierson	
<input checked="" type="checkbox"/>	03/02/2023	FAIL	03/02/2023	Propert...	Kevin Pierson	
<input type="checkbox"/>	03/02/2023	Cancelled	03/02/2023	Propert...	Kevin Pierson	revised correct...
<input type="checkbox"/>	02/10/2023	PENDING	02/10/2023	Propert...	Kevin Pierson	Handed ticket t...
<input type="checkbox"/>	01/13/2023	Cancelled	01/13/2023	Propert...	Kevin Pierson	inspected 1/10/23
<input type="checkbox"/>	01/10/2023	Cancelled	01/10/2023	Propert...	Kevin Pierson	Performed calle...
<input type="checkbox"/>	12/12/2022	DONE	12/12/2022	Propert...	Karla Stevenson	
<input type="checkbox"/>	01/12/2023	DONE	01/12/2023	Propert...	Karla Stevenson	
<input checked="" type="checkbox"/>	12/06/2022	FAIL	12/08/2022	Propert...	Kevin Pierson	Performed calle...
<input type="checkbox"/>	12/06/2022	Cancelled		Propert...	Kevin Pierson	
<input checked="" type="checkbox"/>	12/02/2022	FAIL	12/02/2022	Propert...	Kevin Pierson	
<input checked="" type="checkbox"/>	12/06/2022	FAIL	12/06/2022	Propert...	Kevin Pierson	Performed Emerg...
<input type="checkbox"/>	12/02/2022	Rescheduled		Propert...	Donnie Wright	
<input checked="" type="checkbox"/>	11/29/2022	FAIL	11/29/2022	Propert...	Kevin Pierson	Handed tickets ...

PMB2... **STATUS** **LOCATION** **CONTACT** **WORKFLOW**
 400 BAGLEY > Issued ... > 400 BA... > LELAN... > 9 total Ta
 Rental Uni... 12/03/2... DETROI... ●...

PMB2003-00718 - 400 BAGLEY

A notice was added to this record on 2023-10-17.
 Condition: Severity: Notice
 Total conditions: 1 (Notice: 1)

[View notice](#)

Menu **Manage Inspection** **Delete** **Search** **Select Record To Copy From** **Edit Flow**

"Record Inspections" Related Records Inspections
 Showing 1-20 of 60

<input type="checkbox"/>	<u>Sched Date</u>	<u>Status</u>	<u>Insp Date</u>	<u>Department</u>	<u>Inspector</u>	<u>Result Comment</u>
<input type="checkbox"/>	12/10/2025	Cancelled	12/10/2025	Propert...	Ashaki Howard	On December 10,...
<input type="checkbox"/>	12/11/2025	Cancelled	12/12/2025	Propert...	Carl Craik	Per Corporate C...
<input checked="" type="checkbox"/>	12/02/2025	FAIL	12/02/2025	Propert...	Joseph Schneider	Out on complain...
<input type="checkbox"/>	10/24/2025	Scheduled		Propert...	Neil Chapin	
<input type="checkbox"/>	05/12/2025	DAH	05/12/2025	Propert...	Troy Jackson	owner fail to c...
<input checked="" type="checkbox"/>	04/10/2025	FAIL	04/10/2025	Propert...	Troy Jackson	compliant inspe...
<input type="checkbox"/>	04/08/2025	Rescheduled		Propert...	Robert Terry	
<input checked="" type="checkbox"/>	02/28/2025	FAIL	03/03/2025	Propert...	Carl Craik	Performed Inspe...
<input type="checkbox"/>	03/17/2025	DAH	03/25/2025	Propert...	Kenneth Thompson	Renovation deta...
<input checked="" type="checkbox"/>	02/11/2025	FAIL	02/12/2025	Propert...	Kenneth Thompson	I performed a c...
<input checked="" type="checkbox"/>	12/16/2024	FAIL	12/17/2024	Propert...	Carl Craik	Performed Inspe...
<input checked="" type="checkbox"/>	09/20/2024	FAIL	09/20/2024	Propert...	Carl Craik	COD Law Departm...
<input checked="" type="checkbox"/>	08/21/2024	FAIL	08/22/2024	Propert...	Carl Craik	ANNUAL INSPECTI...
<input checked="" type="checkbox"/>	01/26/2024	OK	01/26/2024	Propert...	Carl Craik	No cause For Ac...
<input checked="" type="checkbox"/>	01/24/2024	FAIL	01/24/2024	Propert...	Carl Craik	Emergency Inspe...
<input type="checkbox"/>	01/03/2024	Scheduled		Propert...	Kevin Pierson	
<input type="checkbox"/>	12/11/2023	Rescheduled		Propert...	Kevin Pierson	
<input checked="" type="checkbox"/>	11/30/2023	FAIL	11/30/2023	Propert...	Kevin Pierson	no wall report ...
<input checked="" type="checkbox"/>	11/28/2023	OK	11/28/2023	Propert...	Montrez Bates	HAS MEET THE RE...
<input checked="" type="checkbox"/>	10/25/2023	FAIL	10/25/2023	Propert...	Montrez Bates	ON A COMPLAINT ...



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

12/08/2022

Owner:

Leland House Limited Partnership
 400 Bagley C/O Mike Higgins
 Detroit, MI 48226

Record ID : PMB2003-00718
Location : 400 BAGLEY - LELAND
 LAND HOUSE
 Detroit, Michigan 48226

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

Inspection Type : Annual Called Re-Inspection

Inspection Result : FAIL

Inspector : Kevin Pierson

Inspection ID : 32311432

The Property Maintenance inspected the above premises on **12/08/2022**

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 : 01/12/2023

**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

Failed items for Annual Called Inspection, ADDITIONAL VIOLATIONS

- 1 Failed items for Annual Called Inspection, ADDITIONAL VIOLATIONS
- | | | |
|------------------------|---|---------------|
| Additional Violation 1 | Remove all standing water in basement and replace broken electrical sump pump. Remove gas powered pump. Sec 8-15-102. | NON-COMPLIANT |
|------------------------|---|---------------|

Failed items for Annual Called Inspection, RESIDENTIAL ADMIN 2020

- 2 Failed items for Annual Called Inspection, RESIDENTIAL ADMIN 2020
- | | | |
|--|-----------------------------------|---------------|
| Certificate of Compliance - Sec. 8-15-35 | Secure Certificate of Compliance. | NON-COMPLIANT |
|--|-----------------------------------|---------------|
- 3 Failed items for Annual Called Inspection, RESIDENTIAL ADMIN 2020
- | | | |
|---|-------------------------------|---------------|
| Provide Lead Clearance Report/Assessment - Sec.8-15-82(g) | Provide Lead Clearance Report | NON-COMPLIANT |
|---|-------------------------------|---------------|
- 4 Failed items for Annual Called Inspection, RESIDENTIAL ADMIN 2020
- | | | |
|-------------------------|--|---------------|
| Pay Fees - Sec. 8-15-33 | In order to obtain the required Certificate of Compliance you must pay the prescribed fee as invoiced. | NON-COMPLIANT |
|-------------------------|--|---------------|

Failed items for Annual Called Inspection, RESIDENTIAL EMERGENCIES 2020

- 5 Failed items for Annual Called Inspection, RESIDENTIAL EMERGENCIES 20
- | | | |
|--|--|---------------|
| Heating Requirements - Sec. 8-15-465, Sec. 8-15-39 | Restore heating equipment to a safe and operable condition capable of heating in common areas at 68 degrees F. | NON-COMPLIANT |
|--|--|---------------|
- 6 Failed items for Annual Called Inspection, RESIDENTIAL EMERGENCIES 20
- | | | |
|----------------------|--|---------------|
| Additional Violation | Discontinue venting dryers through window in 8th floor laundry room. | NON-COMPLIANT |
|----------------------|--|---------------|

Failed items for Annual Called Inspection, RESIDENTIAL INTERIOR 2020

- 7 Failed items for Annual Called Inspection, RESIDENTIAL INTERIOR 2020
- | | | |
|-----------------------------------|---|---------------|
| Interior Surfaces - Sec. 8-15-303 | All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. throughout the building | NON-COMPLIANT |
|-----------------------------------|---|---------------|
- 8 Failed items for Annual Called Inspection, RESIDENTIAL INTERIOR 2020
- | | | |
|-----------------------------|---|---------------|
| Infestation - Sec. 8-15-351 | All building and structures shall be kept free from infestation. All buildings or structures where infestation has occurred shall be promptly exterminated by an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. Room 1139 | NON-COMPLIANT |
|-----------------------------|---|---------------|
- 9 Failed items for Annual Called Inspection, RESIDENTIAL INTERIOR 2020
- | | | |
|-----------------------------------|--|---------------|
| Lighting Fixtures - Sec. 8-15-472 | Provide at least one (1) operable electric light and/or repair/replace defective/missing for: () bedrooms, () bathrooms, (X) boiler rooms, (X) furnace rooms, () interior stairways, () living rooms, () dining rooms, () kitchens, () laundry rooms, () public halls, and () toilet rooms. | NON-COMPLIANT |
|-----------------------------------|--|---------------|

Failed items for Emergency Called Insp, RESIDENTIAL EMERGENCIES 2020

- 10 Failed items for Emergency Called Insp, RESIDENTIAL EMERGENCIES 2020
- | | | |
|--|---|---------------|
| Elevators - Sec. 8-15-502, Sec.8-15-39 | Emergency order:
Restore elevator(s) to proper working order.. Must comply by 11/21/2022 | NON-COMPLIANT |
|--|---|---------------|

Failed items for Emergency Called Insp, RESIDENTIAL INTERIOR 2020

- 11 Failed items for Emergency Called Insp, RESIDENTIAL INTERIOR 2020

Interior Surfaces - Sec. 8-15-303	All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Remove loose plaster and repaint bathrooms in units 2114,2017,1917,1853,1650,1724,1023,820,749,715, and 650.	NON-COMPLIANT
<u>Failed items for Emergency Called Re-Insp,RESIDENTIAL INTERIOR 2020</u>		
12 Failed items for Emergency Called Re-Insp,RESIDENTIAL INTERIOR 2020		
Plumbing Fixtures - Sec. 8-15-433	All plumbing fixtures shall be maintained in good repair, shall be kept free of leaks and defects, shall be maintained in a safe, sanitary and functional condition, and shall be capable of performing the function for which such plumbing fixtures are designed. Location: basement	NON-COMPLIANT
<u>Failed items for Emergency Re-Inspection,COMMERCIAL ADMIN 2019</u>		
13 Failed items for Emergency Re-Inspection,COMMERCIAL ADMIN 2019		
Fire Alarm Test Report - 8-15-17, 8-15-23	Submit a copy of the required fire alarm "Test Report" to this department.(MBC2015-901.2, 907.8))	NON-COMPLIANT
<u>Failed items for Emergency Re-Inspection,COMMERCIAL INTERIOR 2019</u>		
14 Failed items for Emergency Re-Inspection,COMMERCIAL INTERIOR 2019		
Obstructed Path - 8-15-307	Restore safe, continuous and unobstructed path of travel from any point in building or structure. Remove debris from room 1955 and basement.	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

2023-03-08

Owner:
 Leland House Lp, C/O Mike Higgins
 400 Bagley St
 Detroit, MI 48226-1305

Record ID : PMB2003-00718
Type of Use : Apartment
Tenant :
Location : 400 BAGLEY LELAND
 DETROIT, MI 48226

Inspection Type : Annual Called Re-Inspection
Inspector : Kevin Pierson

Inspection Result : FAIL
Inspection ID : 32374830

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 INTERIOR 2019

1 COMMERCIAL INTERIOR 2019

Obstructed Path - 8-15-307	Restore safe, continuous and unobstructed path of travel from any point in building or structure. Basement	NON-COMPLIANT
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Failed items for Annual Called Inspection, ADDITIONAL VIOLATIONS

2 Failed items for Annual Called Inspection, ADDITIONAL VIOLATIONS

Additional Violation 1	Remove all standing water in basement. 8-15-102.	NON-COMPLIANT
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Failed Items for Annual Called Inspection, RESIDENTIAL ADMIN 2020

3 Failed items for Annual Called Inspection, RESIDENTIAL ADMIN 2020

Certificate of Compliance - Sec. 8-15-35	Secure Certificate of Compliance.	NON-COMPLIANT
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4 Failed items for Annual Called Inspection, RESIDENTIAL ADMIN 2020

Provide Lead Clearance Report/Assessment - Sec. 8-15-82(g)	Provide Lead Clearance Report	NON-COMPLIANT
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5 Failed items for Annual Called Inspection, RESIDENTIAL ADMIN 2020

Pay Fees - Sec. 8-15-33	In order to obtain the required Certificate of Compliance you must pay the prescribed fee as invoiced.	NON-COMPLIANT
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Failed items for Annual Called Inspection, RESIDENTIAL EMERGENCIES 2020

6 Failed items for Annual Called Inspection, RESIDENTIAL EMERGENCIES 20

Heating Requirements - Sec. 8-15-465, Sec. 8-15-39	Restore heating equipment to a safe and operable condition capable of heating in common areas at 68 degrees F.	NON-COMPLIANT
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Failed items for Annual Called Inspection, RESIDENTIAL INTERIOR 2020

7 Failed items for Annual Called Inspection, RESIDENTIAL INTERIOR 2020

Interior Surfaces - Sec. 8-15-303	All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. throughout the building	NON-COMPLIANT
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8 Failed items for Annual Called Inspection, RESIDENTIAL INTERIOR 2020

Infestation - Sec. 8-15-351	All building and structures shall be kept free from infestation. All buildings or structures where infestation has occurred shall be promptly exterminated by an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. Room 1139	NON-COMPLIANT
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Failed items for Emergency Called Insp, RESIDENTIAL EMERGENCIES 2020

9 Failed items for Emergency Called Insp, RESIDENTIAL EMERGENCIES 2020

Elevators - Sec. 8-15-502, Sec. 8-15-39	Emergency order: Restore elevator(s) to proper working order.. Must comply by 11/21/2022	NON-COMPLIANT
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Failed items for Emergency Called Insp, RESIDENTIAL INTERIOR 2020

10 Failed items for Emergency Called Insp, RESIDENTIAL INTERIOR 2020

Interior Surfaces - Sec. 8-15-303	All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Remove loose plaster and repaint bathrooms in units 2114,2017,1917,1853,1650,1724,1023,820,749,715, and 650.	NON-COMPLIANT
<u>Failed items for Emergency Called Re-Insp,RESIDENTIAL INTERIOR 2020</u>		
11 Failed items for Emergency Called Re-Insp,RESIDENTIAL INTERIOR 2020		
Plumbing Fixtures - Sec. 8-15-433	All plumbing fixtures shall be maintained in good repair, shall be kept free of leaks and defects, shall be maintained in a safe, sanitary and functional condition, and shall be capable of performing the function for which such plumbing fixtures are designed. Location: basement	NON-COMPLIANT
<u>RESIDENTIAL ADMIN 2020</u>		
12 RESIDENTIAL ADMIN 2020		
Register Rental Property - Sec. 8-15-81	Secure Certificate of Registration.	NON-COMPLIANT
13 RESIDENTIAL ADMIN 2020		
Certificate of Compliance - Sec. 8-15-35	Secure Certificate of Compliance.	NON-COMPLIANT
14 RESIDENTIAL ADMIN 2020		
Obtain Permit - Sec. 12-11-16	(X) Building, () Electrical, () Plumbing, () Mechanical, () Demolition for change of use to apartment building.	NON-COMPLIANT
15 RESIDENTIAL ADMIN 2020		
Provide Lead Clearance Report/Assessment - Sec.8-15-82(g)	Provide Lead Clearance Report	NON-COMPLIANT
16 RESIDENTIAL ADMIN 2020		
Pay Fees - Sec. 8-15-33	In order to obtain the required Certificate of Compliance you must pay the prescribed fee as invoiced.	NON-COMPLIANT
<u>RESIDENTIAL EMERGENCIES 2020</u>		
17 RESIDENTIAL EMERGENCIES 2020		
Elevators - Sec. 8-15-502, Sec.8-15-39	Restore all elevator(s) to proper working order Must comply by 11/21/23	NON-COMPLIANT
18 RESIDENTIAL EMERGENCIES 2020		
Heating Requirements - Sec. 8-15-465, Sec. 8-15-39	Restore heating equipment to a safe and operable condition capable of heating all habitable rooms at 68 degrees F. in common areas	NON-COMPLIANT
<u>RESIDENTIAL INTERIOR 2020</u>		
19 RESIDENTIAL INTERIOR 2020		
Interior Surfaces - Sec. 8-15-303	All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected throughout the building..	NON-COMPLIANT
20 RESIDENTIAL INTERIOR 2020		
Stairs and Other Walking Surfaces - Sec. 8-15-304	All balconies, decks, landings, porches, ramps, stairs, and other walking surfaces shall be maintained in sound condition and in good repair. Remove standing water in basement.	NON-COMPLIANT
21 RESIDENTIAL INTERIOR 2020		

<p>Infestation - Sec. 8-15-351</p> <p>22 RESIDENTIAL INTERIOR 2020</p>	<p>All building and structures shall be kept free from infestation. All buildings or structures where infestation has occurred shall be promptly exterminated by an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. Room1139. Submit a extermination report by a licensed exterminated.</p>	<p>NON-COMPLIANT</p>
<p>Plumbing Fixtures - Sec. 8-15-433</p> <p>23 RESIDENTIAL INTERIOR 2020</p>	<p>All plumbing fixtures shall be maintained in good repair, shall be kept free of leaks and defects, shall be maintained in a safe, sanitary and functional condition, and shall be capable of performing the function for which such plumbing fixtures are designed.</p> <p>Location: basement</p>	<p>NON-COMPLIANT</p>
<p>Additional Violation</p>	<p>All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Remove loose plaster and repaint bathrooms in units</p> <p>2114,2017,1917,1853,1650,1724,1023,820,749,715, and 650. Sec 8-15-303</p>	<p>NON-COMPLIANT</p>

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 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



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

CORRECTION ORDER

07/11/2023

Record ID : PMB2003-00718

Type of Use : Apartment

Location : 400 BAGLEY LELAND
DETROIT, MI 48226

Owner:

Leland House Lp, C/O Mike Higgins
400 Bagley St
Detroit, MI 48226-1305

INSPECTOR

Name : Kevin Pierson

Phone : 313-695-8790

Email : PiersonK@detroitmi.gov

INSPECTION

Type : Annual Called Re-Inspection

Result : FAIL

ID : 32478229

The Property Maintenance inspected the above premises on **06/29/2023**

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 : 07/29/2023

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

Failed items for Annual Called Re-Inspection

1	Stairs and Other Walking Surfaces - Sec. 8-15-304	All balconies, decks, landings, porches, ramps, stairs, and other walking surfaces shall be maintained in sound condition and in good repair. Remove standing water in basement.	NON-COMPLIANT
2	Infestation - Sec. 8-15-351	All building and structures shall be kept free from infestation. All buildings or structures where infestation has occurred shall be promptly exterminated by an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. Room 1139. Submit a extermination report by a licensed exterminator.	NON-COMPLIANT
3	Plumbing Fixtures - Sec. 8-15-433	All plumbing fixtures shall be maintained in good repair, shall be kept free of leaks and defects, shall be maintained in a safe, sanitary and functional condition, and shall be capable of performing the function for which such plumbing fixtures are designed. Location: basement	NON-COMPLIANT
4	Additional Violation	All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Remove loose plaster and repaint bathrooms in units 2114,2017,1917,1853,1650,1724,1023,820,749,715, and 650. Sec 8-15-303	NON-COMPLIANT

Failed items for Annual Called Re-Inspection

5	Obtain Permit - Sec. 12-11-16	(X) Building, () Electrical, () Plumbing, () Mechanical, () Demolition for change of use to apartment building.	NON-COMPLIANT
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Failed items for Emergency Called Re-Inspection

6	Plumbing Fixtures - Sec. 8-15-433	All plumbing fixtures shall be maintained in good repair, shall be kept free of leaks and defects, shall be maintained in a safe, sanitary and functional condition, and shall be capable of performing the function for which such plumbing fixtures are designed. Location: basement	NON-COMPLIANT
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Failed items for Annual Called Re-Inspection

7	Elevators - Sec. 8-15-502, Sec.8-15-39	Restore all elevator(s) to proper working order Must comply by 11/21/23	NON-COMPLIANT
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Failed items for Annual Called Inspection

8	Certificate of Compliance - Sec. 8-15-35	Secure Certificate of Compliance.	NON-COMPLIANT
9	Provide Lead Clearance Report/Assessment - Sec.8-15-82(g)	Provide Lead Clearance Report	NON-COMPLIANT
10	Pay Fees - Sec. 8-15-33	In order to obtain the required Certificate of Compliance you must pay the prescribed fee as invoiced.	NON-COMPLIANT

Failed items for Annual Called Inspection

11	Heating Requirements - Sec. 8-15-465, Sec. 8-15-39	Restore heating equipment to a safe and operable condition capable of heating in common areas at 68 degrees F.	NON-COMPLIANT
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Failed items for Annual Called Inspection

12	Interior Surfaces - Sec. 8-15-303	All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. throughout the building	NON-COMPLIANT
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13 Infestation - Sec. 8-15-351	All building and structures shall be kept free from infestation. All buildings or structures where infestation has occurred shall be promptly exterminated by an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. Room 1139	NON-COMPLIANT
Failed items for Emergency Called Insp		
14 Interior Surfaces - Sec. 8-15-303	All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. Remove loose plaster and repaint bathrooms in units 2114,2017,1917,1853,1650,1724,1023,820,749,715, and 650.	NON-COMPLIANT
Failed Items for Annual Called Inspection		
15 Additional Violation 1	Remove all standing water in basement. 8-15-102.	NON-COMPLIANT

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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 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



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2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

CORRECTION ORDER

10/25/2023

Record ID : PMB2003-00718

Type of Use : Apartment

Location : 400 BAGLEY LELAND
DETROIT, MI 48226

Owner:

Leland House Lp, C/O Mike Higgins
400 Bagley St
Detroit, MI 48226-1305

INSPECTOR

Name : Montrez Bates

Phone : (313) 654-7475

Email : montrez.bates@detroitmi.gov

INSPECTION

Type : Complaint Inspection

Result : FAIL

ID : 32578413

The Property Maintenance inspected the above premises on **10/25/2023**

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 : 11/24/2023

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

1 Stairs and Other Walking Surfaces - Sec. 8-15-304	All balconies, decks, landings, porches, ramps, stairs, and other walking surfaces shall be maintained in sound condition and in good repair. 17TH FLOOR CARPET NEEDS CLEANING HAS SIGNS OF MILDEW	NON-COMPLIANT
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Telephone inquiries may be made between 8:00 am and 4:00 pm Monday - Friday.

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(313) 628-2451 or E-mail pm@detroitmi.gov

EMERGENCY CORRECTION ORDER

11/30/2023

Record ID : PMB2003-00718

Type of Use : Apartment

**Location : 400 BAGLEY LELAND
DETROIT, MI 48226**

Owner:
 Leland House Lp, C/O Mike Higgins
 400 Bagley St
 Detroit, MI 48226-1305

INSPECTOR

Name : Kevin Pierson
Phone : 313-695-8790
Email : piersonke@detroitmi.gov

INSPECTION

Type : Emergency Called Insp
Result : FAIL
ID : 32605557

The Property Maintenance inspected the above premises on **11/30/2023**
 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 : 12/10/2023

**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

<p>1 Emergency Order - 8-15-39</p>	<p>Emergency Order: Immediately 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.</p>	<p>NON-COMPLIANT</p>
<p>2 Emergency Order - 8-15-39</p>	<p>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.</p>	<p>NON-COMPLIANT</p>

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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 RESIDENTIAL RENTAL PROPERTY.**

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EMERGENCY CORRECTION ORDER

01/24/2024

Record ID : PMB2003-00718

Type of Use : Apartment

Location : 400 BAGLEY LELAND
DETROIT, MI 48226

Owner:

Leland House Lp, C/O Mike Higgins
400 Bagley St
Detroit, MI 48226-1305

INSPECTOR

Name : Carl Craik
Phone : 313-549-0620
Email : craikc@detroitmi.gov

INSPECTION

Type : Emergency Inspection
Result : FAIL
ID : 32641808

The Property Maintenance inspected the above premises on **01/24/2024**
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 : 01/25/2024

**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

1	Interior Inspection - 8-15-34	Call and make arrangements for your required interior inspection.	NON-COMPLIANT
2	Certificate of Compliance - 8-15-35	Secure the required annual "Certificate of Compliance" from this department.	NON-COMPLIANT
3	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
4	Additional Violation	Immediately Remediate ALL Standing Water on ALL Surface Throughout the Building.	NON-COMPLIANT
5	Additional Violations	Immediately Restore Heat to ALL Common Areas and Concealed Spaces/Shafts Containing main and Distribution Water Lines Throughout the building	NON-COMPLIANT
6	Surfaces - 8-15-303	Maintain all interior surfaces (including: ceilings, walls and floors) in a good, clean sanitary condition. Dry out ALL Ceilings Floors and Walls Throughout the Building	NON-COMPLIANT
7	Water - 8-15-433	Restore hot and cold running water to all required fixtures at Permit required/ Immediately Restore water Service to all Tenant and non Tenant Spaces Throughout the building	NON-COMPLIANT

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

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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. YOUR MUST REGISTER YOUR RESIDENTIAL RENTAL PROPERTY.

YOUR FAILURE TO COPY 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

NOTICE OF REMEDIATION: UNLESS THE VIOLATION(S) ARE CORRECTED AND A FOLLOW-UP INSPECTION REQUESTED AT (313) 628-2451, PURSUANT TO SEC. 8-15-48 OF THE 2019 DETROIT CITY CODE, THE CITY OF DETROIT WILL CORRECT THE BLIGHT VIOLATION(S) AND THE ENTIRE COST OF ABATEMENT ACTIONS SHALL BE PAID BY THE OWNER (SEC. 8-15-49 OF THE 2019 DETROIT CITY CODE).



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2 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 628-2451 or E-mail pm@detroitmi.gov

CORRECTION ORDER

08/22/2024

Record ID : PMB2003-00718

Type of Use : Apartment

Location : 400 BAGLEY LELAND
DETROIT, MI 48226

Owner:

Leland House Lp, C/O Mike Higgins
400 Bagley St
Detroit, MI 48226-1305

INSPECTOR

Name : Carl Craik

Phone : 313-549-0620

Email : craikc@detroitmi.gov

INSPECTION

Type : Annual Called Inspection

Result : FAIL

ID : 32823025

The Property Maintenance inspected the above premises on **08/22/2024**

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 : 09/21/2024

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

1	Register Rental Property - Sec. 8-15-81	Secure Certificate of Registration.	NON-COMPLIANT
2	Certificate of Compliance - Sec. 8-15-35	Secure Certificate of Compliance.	NON-COMPLIANT
3	Wall Report - Sec. 8-15-34d(8)	Submit by compliance date, an approved report by a competent person providing the true condition of the structure or wall(s) integrity. (5 stories or more in height)	NON-COMPLIANT
4	Obtain Permit - Sec. 12-11-16	(x) Building, (x) Electrical, (x) Plumbing, (x) Mechanical, () Demolition, () Fire Damage, (x) Boiler	NON-COMPLIANT
5	Pay Fees - Sec. 8-15-33	In order to obtain the required Certificate of Compliance you must pay the prescribed fee as invoiced.	NON-COMPLIANT
6	Provide Lead Clearance Report/Assessment - Sec. 8-15-83	Provide Lead Clearance Report	NON-COMPLIANT
7	Roofing - Sec. 8-15-206	Replace defective roofing material/ flashing./Restore Drainage ,remove all plant growth	NON-COMPLIANT
8	Siding and Masonry - Sec. 8-15-201	Siding and masonry joints, shall be maintained in good repair, be weather resistant and water tight.	NON-COMPLIANT
9	Handrails and Guards - Sec. 8-15-211	Repair / Replace: () Handrails () Guard rails, for exterior steps and elevated areas. They shall be firmly fastened and capable of supporting normally imposed loads. /Main Stair case	NON-COMPLIANT
10	Openable Windows - Sec. 8-15-214	Other than a fixed window, all windows shall be easily openable and easily capable of being held in position by window hardware. ALL OCCUPIED UNITS	NON-COMPLIANT
11	Doors - Sec. 8-15-216	All building or structure exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 8-15-309 of this Code.	NON-COMPLIANT
12	Glazing (Windows) - Sec. 8-15-213	Replace glazing material around window(s) so it is free from cracks, holes.	NON-COMPLIANT
13	Interior Surfaces - Sec. 8-15-303	All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. ALL Interior Surfaces Throughout Building and ALL UNOCCUPIED AND OCCUPIED UNITS. #2035, #2017, #1939, #1941, #1831, #1539, #1039, ##641, #659.	NON-COMPLIANT
14	Plumbing Fixtures - Sec. 8-15-433	All plumbing fixtures shall be maintained in good repair, shall be kept free of leaks and defects, shall be maintained in a safe, sanitary and functional condition, and shall be capable of performing the function for which such plumbing fixtures are designed. Location: /UNITS #659 #1959, #2017	NON-COMPLIANT
15	Windows and Doors - Sec. 8-15-303/Sec. 8-15-306	(X) windows, (X) doors, () door hardware, () sills, () jambs shall be maintained in good, clean and sanitary condition. Location: ALL UNITS	NON-COMPLIANT
16	Handrails and Guards - Sec. 8-15-305	All handrails and guards shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Location: /Restore Handrail Main Staircase	NON-COMPLIANT

17	Smoke Detectors - Sec. 8-15-311	Smoke alarms shall be installed within, or immediately outside of, sleeping areas on each level of existing rental dwelling units. ALL UNITS	NON-COMPLIANT
18	Remove Unapproved Electrical Wiring - Sec. 8-15-472	All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Remove: (X) unapproved wiring. Install () Junction Box Location: /UNIT #659 Exposed Greenfield Conduit for Electric Radiant Heating	NON-COMPLIANT
19	Elevator	Referral to Elevator Division for inspection regarding: /! of 6 Elevators are in Operation	NON-COMPLIANT
20	Plumbing	Referral to Plumbing Division for inspection regarding: /Broken Main Water Riser Basement	NON-COMPLIANT
21	Electrical	Referral to Electrical Division for inspection regarding:	NON-COMPLIANT
22	Mechanical	Referral to Mechanical Division for inspection regarding:	NON-COMPLIANT

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

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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. YOUR MUST REGISTER YOUR RESIDENTIAL RENTAL PROPERTY.

YOUR FAILURE TO COPY 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

NOTICE OF REMEDIATION: UNLESS THE VIOLATION(S) ARE CORRECTED AND A FOLLOW-UP INSPECTION REQUESTED AT (313) 628-2451, PURSUANT TO SEC. 8-15-48 OF THE 2019 DETROIT CITY CODE, THE CITY OF DETROIT WILL CORRECT THE BLIGHT VIOLATION(S) AND THE ENTIRE COST OF ABATEMENT ACTIONS SHALL BE PAID BY THE OWNER (SEC. 8-15-49 OF THE 2019 DETROIT CITY CODE).



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CORRECTION ORDER

02/12/2025

Record ID : PMB2003-00718

Type of Use : Apartment

Location : 400 BAGLEY LELAND
DETROIT, MI 48226

Owner:

Leland House Lp, C/O Mike Higgins
400 Bagley St
Detroit, MI 48226-1305

INSPECTOR

Name : Kenneth Thompson

Phone : 313-859-1416

Email : Kenneth.Thompson@detroitmi.gov

INSPECTION

Type : Complaint Inspection

Result : FAIL

ID : 32978991

The Property Maintenance inspected the above premises on **02/12/2025**

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 : 03/14/2025

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 Annual Called Inspection

- | | |
|--|---------------|
| 1 Certificate of Compliance - Sec. 8-15-35
Secure Certificate of Compliance. | NON-COMPLIANT |
| 2 Obtain Permit - Sec. 12-11-16
(x) Building, (x) Electrical, (x) Plumbing, (x) Mechanical, () Demolition, () Fire Damage, (x) Boiler | NON-COMPLIANT |
| 3 Pay Fees - Sec. 8-15-33
In order to obtain the required Certificate of Compliance you must pay the prescribed fee as invoiced. | NON-COMPLIANT |
| 4 Provide Lead Clearance Report/Assessment - Sec. 8-15-83
Provide Lead Clearance Report | NON-COMPLIANT |
| 5 Register Rental Property - Sec. 8-15-81
Secure Certificate of Registration. | NON-COMPLIANT |
| 6 Wall Report - Sec. 8-15-34d(8)
Submit by compliance date, an approved report by a competent person providing the true condition of the structure or wall(s) integrity. (5 stories or more in height) | NON-COMPLIANT |
| Failed items for Annual Called Inspection | |
| 7 Handrails and Guards - Sec. 8-15-305
All handrails and guards shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
Location: /Restore Handrail Main Staircase | NON-COMPLIANT |
| 8 Interior Surfaces - Sec. 8-15-303
All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. ALL Interior Surfaces Throughout Building and ALL UNOCCUPIED AND OCCUPIED UNITS. #2035, #2017, #1939, #1941, #1831, #1539, #1039, ##641, #659. | NON-COMPLIANT |
| 9 Plumbing Fixtures - Sec. 8-15-433
All plumbing fixtures shall be maintained in good repair, shall be kept free of leaks and defects, shall be maintained in a safe, sanitary and functional condition, and shall be capable of performing the function for which such plumbing fixtures are designed.
Location: /UNITS #659 #1959, #2017 | NON-COMPLIANT |
| 10 Remove Unapproved Electrical Wiring - Sec. 8-15-472
All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.
Remove: (X) unapproved wiring. Install () Junction Box
Location: /UNIT #659 Exposed Greenfield Conduit for Electric Radiant Heating | NON-COMPLIANT |

11 Smoke Detectors - Sec. 8-15-311	NON-COMPLIANT
Smoke alarms shall be installed within, or immediately outside of, sleeping areas on each level of existing rental dwelling units. ALL UNITS	
12 Windows and Doors - Sec. 8-15-303/Sec. 8-15-306	NON-COMPLIANT
(X) windows, (X) doors, () door hardware, () sills, () jambs shall be maintained in good, clean and sanitary condition. Location: ALL UNITS	
Failed items for Annual Called Inspection	
13 Doors - Sec. 8-15-216	NON-COMPLIANT
All building or structure exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 8-15-309 of this Code.	
14 Glazing (Windows) - Sec. 8-15-213	NON-COMPLIANT
Replace glazing material around window(s) so it is free from cracks, holes.	
15 Handrails and Guards - Sec. 8-15-211	NON-COMPLIANT
Repair / Replace: () Handrails () Guard rails, for exterior steps and elevated areas. They shall be firmly fastened and capable of supporting normally imposed loads. /Main Stair case	
16 Openable Windows - Sec. 8-15-214	NON-COMPLIANT
Other than a fixed window, all windows shall be easily openable and easily capable of being held in position by window hardware. ALL OCCUPIED UNITS	
17 Roofing - Sec. 8-15-206	NON-COMPLIANT
Replace defective roofing material/ flashing./Restore Drainage ,remove all plant growth	
18 Siding and Masonry - Sec. 8-15-201	NON-COMPLIANT
Siding and masonry joints, shall be maintained in good repair, be weather resistant and water tight.	
Failed items for Annual Called Inspection	
19 Electrical	NON-COMPLIANT
Referral to Electrical Division for inspection regarding:	
20 Elevator	NON-COMPLIANT
Referral to Elevator Division for inspection regarding: /! of 6 Elevators are in Operation	
21 Mechanical	NON-COMPLIANT
Referral to Mechanical Division for inspection regarding:	

Referral to Plumbing Division for inspection regarding: /Broken Main Water Riser Basement

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 CORRECTION 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. YOUR 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

NOTICE OF REMEDIATION: UNLESS THE VIOLATION(S) ARE CORRECTED AND A FOLLOW-UP INSPECTION REQUESTED AT (313) 628-2451, PURSUANT TO SEC. 8-15-48 OF THE 2019 DETROIT CITY CODE, THE CITY OF DETROIT WILL CORRECT THE BLIGHT VIOLATION(S) AND THE ENTIRE COST OF ABATEMENT ACTIONS SHALL BE PAID BY THE OWNER (SEC. 8-15-49 OF THE 2019 DETROIT CITY CODE).



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

04/10/2025

Record ID : PMB2003-00718

Type of Use : Apartment

Location : 400 BAGLEY LELAND
DETROIT, MI 48226

Owner:

Leland House Lp, C/O Mike Higgins
400 Bagley St
Detroit, MI 48226-1305

INSPECTOR

Name : Troy Jackson

Phone : 313-859-2020

Email : troy.jackson@detroitmi.gov

INSPECTION

Type : Complaint Inspection

Result : FAIL

ID : 33035147

The Property Maintenance inspected the above premises on **04/10/2025**

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 : 05/10/2025

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

- 1 **Sec. 8-15-33 Pay Fees** NON-COMPLIANT
Please pay all inspection fees to BSEED

- 2 **Sec. 8-15-35 Certificate of Compliance** NON-COMPLIANT
Secure a Certificate of Compliance

- 3 **Sec. 8-15-502 Elevators** NON-COMPLIANT
In buildings or structures where passenger elevators are used, at least one passenger elevator, or one elevator in each bank or group of elevators, shall be maintained in operation at all times.

must repair /restore elevator to working capability
LOCATOR
Front X

- Failed Items for Annual Called Inspection**

4 **Handrails and Guards - Sec. 8-15-305** NON-COMPLIANT
All handrails and guards shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
Location: /Restore Handrail Main Staircase

- 5 **Interior Surfaces - Sec. 8-15-303** NON-COMPLIANT
All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered in a safe manner and, where appropriate, surfaces repainted with lead free paint. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected. ALL Interior Surfaces Throughout Building and ALL UNOCCUPIED AND OCCUPIED UNITS. #2035, #2017, #1939, #1941, #1831, #1539, #1039, ##641, #659.

- 6 **Plumbing Fixtures - Sec. 8-15-433** NON-COMPLIANT
All plumbing fixtures shall be maintained in good repair, shall be kept free of leaks and defects, shall be maintained in a safe, sanitary and functional condition, and shall be capable of performing the function for which such plumbing fixtures are designed.
Location: /UNITS #659 #1959, #2017

- 7 **Remove Unapproved Electrical Wiring - Sec. 8-15-472** NON-COMPLIANT
All electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.
Remove: (X) unapproved wiring. Install () Junction Box
Location: /UNIT #659 Exposed Greenfield Conduit for Electric Radiant Heating

- 8 **Smoke Detectors - Sec. 8-15-311** NON-COMPLIANT
Smoke alarms shall be installed within, or immediately outside of, sleeping areas on each level of existing rental dwelling units.
ALL UNITS

- 9 **Windows and Doors - Sec. 8-15-303/Sec. 8-15-306** NON-COMPLIANT
(X) windows, (X) doors, () door hardware, () sills, () jambs shall be maintained in good, clean and sanitary condition.
Location: ALL UNITS

Failed items for Annual Called Inspection

10 Electrical

NON-COMPLIANT

Referral to Electrical Division for inspection regarding:

11 Elevator

NON-COMPLIANT

Referral to Elevator Division for inspection regarding: /! of 6 Elevators are in Operation

12 Mechanical

NON-COMPLIANT

Referral to Mechanical Division for inspection regarding:

13 Plumbing

NON-COMPLIANT

Referral to Plumbing Division for inspection regarding: /Broken Main Water Riser Basement

Failed items for Annual Called Inspection

14 Doors - Sec. 8-15-216

NON-COMPLIANT

All building or structure exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 8-15-309 of this Code.

15 Glazing (Windows) - Sec. 8-15-213

NON-COMPLIANT

Replace glazing material around window(s) so it is free from cracks, holes.

16 Handrails and Guards - Sec. 8-15-211

NON-COMPLIANT

Repair / Replace: () Handrails () Guard rails, for exterior steps and elevated areas. They shall be firmly fastened and capable of supporting normally imposed loads. /Main Stair case

17 Openable Windows - Sec. 8-15-214

NON-COMPLIANT

Other than a fixed window, all windows shall be easily openable and easily capable of being held in position by window hardware.
ALL OCCUPIED UNITS

18 Roofing - Sec. 8-15-206

NON-COMPLIANT

Replace defective roofing material/ flashing./Restore Drainage ,remove all plant growth

19 Siding and Masonry - Sec. 8-15-201

NON-COMPLIANT

Siding and masonry joints, shall be maintained in good repair, be weather resistant and water tight.

Failed items for Annual Called Inspection

20 Certificate of Compliance - Sec. 8-15-35

NON-COMPLIANT

Secure Certificate of Compliance.

21 Obtain Permit - Sec. 12-11-16	NON-COMPLIANT
(x) Building, (x) Electrical, (x) Plumbing, (x) Mechanical, () Demolition, () Fire Damage, (x) Boiler	
22 Pay Fees - Sec. 8-15-33	NON-COMPLIANT
In order to obtain the required Certificate of Compliance you must pay the prescribed fee as invoiced.	
23 Provide Lead Clearance Report/Assessment - Sec. 8-15-83	NON-COMPLIANT
Provide Lead Clearance Report	
24 Register Rental Property - Sec. 8-15-81	NON-COMPLIANT
Secure Certificate of Registration.	
25 Wall Report - Sec. 8-15-34d(8)	NON-COMPLIANT
Submit by compliance date, an approved report by a competent person providing the true condition of the structure or wall(s) integrity. (5 stories or more in height)	

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 CORRECTION ARE IN PROGRESS.

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NOTICE OF REMEDIATION: UNLESS THE VIOLATION(S) ARE CORRECTED AND A FOLLOW-UP INSPECTION REQUESTED AT (313) 628-2451, PURSUANT TO SEC. 8-15-48 OF THE 2019 DETROIT CITY CODE, THE CITY OF DETROIT WILL CORRECT THE BLIGHT VIOLATION(S) AND THE ENTIRE COST OF ABATEMENT ACTIONS SHALL BE PAID BY THE OWNER (SEC. 8-15-49 OF THE 2019 DETROIT CITY CODE).



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

12/03/2025

Record ID : PMB2003-00718

Type of Use : Apartment

Location : 400 BAGLEY LELAND
 DETROIT, MI 48226

Owner:

Leland House Lp, C/O Mike Higgins
 400 Bagley St
 Detroit, MI 48226-1305

INSPECTOR

Name : Joseph Schneider

Phone : 313-938-1826

Email : SchneiderJo@detroitmi.gov

INSPECTION

Type : Complaint Inspection

Result : FAIL

ID : 33354342

The Property Maintenance inspected the above premises on **12/02/2025**

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 : 12/12/2025

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

- | | | |
|----------|---|---------------|
| 1 | Fire Alarm Test Report - 8-15-17, 8-15-23
Submit a copy of the required fire alarm "Test Report" to this department.(MBC2015-901.2, 907.8) | NON-COMPLIANT |
| 2 | Sec. 8-15-33 Pay Fees
Please pay all inspection fees to BSEED | NON-COMPLIANT |
| 3 | Sec. 8-15-34(d)(8) Wall Report
For any structure five or more stories in height, a written report by a qualified person or firm is required stating the true condition of the structures or wall inspected. | NON-COMPLIANT |
| 4 | Sec. 8-15-35 Certificate of Compliance
Secure a Certificate of Compliance | NON-COMPLIANT |
| 5 | Sec. 8-15-81 Register Rental Property
Secure a Certificate of Registration for rental property | NON-COMPLIANT |
| 6 | Sec. 8-15-303 Interior Surfaces
All interior surfaces shall be maintained in good condition.
-Repair/paint all defective surfaces throughout. | NON-COMPLIANT |
| 7 | Sec. 8-15-502 Elevators
-Restore inoperable elevator | 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.

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NOTICE OF REMEDIATION: UNLESS THE VIOLATION(S) ARE CORRECTED AND A FOLLOW-UP INSPECTION REQUESTED AT (313) 628-2451, PURSUANT TO SEC. 8-15-48 OF THE 2019 DETROIT CITY CODE, THE CITY OF DETROIT WILL CORRECT THE BLIGHT VIOLATION(S) AND THE ENTIRE COST OF ABATEMENT ACTIONS SHALL BE PAID BY THE OWNER (SEC. 8-15-49 OF THE 2019 DETROIT CITY CODE).



Buildings, Safety Engineering & Environmental Department

City of Detroit
 Buildings, Safety Engineering and Environmental Department
 Electrical Division
 Coleman A. Young Municipal Center
 2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
 (313) 224-3202 or E-mail ELE@detroitmi.gov

VIOLATION NOTICE

03/20/2025

Leland House Limited Partnership
 400 Bagley C/O Mike Higgins
 Detroit MI, 48226

Permit Number: SPL2022-01453
Location: 400 BAGLEY - LELAND - LAND HOUS
Inspection Status: Re-Inspection
Occupancy:

Telephone inquiries may be made between
 8:30 am and 3:30 pm Monday - Friday

Inspection Type : Re-inspection	Inspection Result : FAIL
Inspector : Peter Weertz	Inspection ID : 33013687

The Electrical Division inspected the above premises on **03/20/2025** as required by law. Violations of the Electrical Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.
Compliance Date: 04/19/2025

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

Equipment **Quantity** **Notes**

<u>Violations</u>		
<u>ADDITIONAL VIOLATIONS</u>		
1 ADDITIONAL VIOLATIONS		
Additional Violation 1	fail, accessible to Qualified persons Only ,The isolating switch shall be accessible to Qualified persons only.NEC 2017 230.204(C)	NON-COMPLIANT

Please notify Electrical Division upon compliance of this violation.
IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Electrical Division.

Inspection Detail

Inspection Type *
External Inspection

Request Date
08/28/2023



Inspection Contact Name
Request Comment

Conditions (0)

Conditions of Approval (0)

Documents (0)

Contact Phone Number

Scheduled Date *

08/29/2023



Scheduled Start Time

Related Inspections

AM

Inspector *

Current User
Travis Piggee

Department *

Current Department
BPV - Boiler PV Inspector

Inspection Date

08/30/2023



Status *

OK

Record Comments

Result Comment



Inspection Sequence Number
32530323

Logged in on the Accela mobile application.

Confirmed that the equipment on site match the Accela description.

Confirmed that the Boiler has been locked and tagged out.

Checked the City of Detroit tag or NB# for each piece of equipment.

Confirmed that the Boiler steam and water valves have been locked and tagged out.

Checked to confirm that the boiler is at room temperature and that all orifices are open and dry.

Check boiler for signs of overheating.

Confirmed that all tubes, orifices, steam and mud drum are clear of debris.

UPL2002-01223

city# 6668

STATUS

> Re-Inspection
12/17/2024 by Ajjalon ...

LOCATION

> 400 BAGLEY
DETROIT, MI 48226

CONTACT

> Leland House Limited ...

WORKFLOW

> 7 total Task
● 0 completed

UPL2002-01223

Cancel Help

Task Details Annual Inspection
Current Status
 Re-Inspection
 Status Date
 12/17/2024
Due Date
 12/17/2024
Assigned to Department
 MEC - Mechanical Clerk
Assigned to
 Assigned Date
 12/17/2024
Action by Department
 BPV - Boiler PV
 Supervisor
 Ajjalon Denham
Comments
 _Process View Form



UPL2002-01223

ULP2002-01...

STATUS

> Re-Inspection
12/17/2024 b...

LOCATION

> 400 BAGLEY
DETROIT, MI 4...

CONTACT

> Leland House...

WORKFLOW

> 7 total Task
●...

city# 6668

ULP2002-01223

A notice was added to this record on 2023-10-17.
Condition: Severity: Notice
Total conditions: 1 (Notice: 1)

[View notice](#)

Cancel

Help

Task Details Inspection

Start Time:

Hours Spent:
0.0

Overtime:

No

Current Status

Final Inspection Complete

Action By

Ajalon Denham

Comments

End Time:

Billable:
No

Approval:

No

Status Date

04/19/2024

Action by Department

BPV - Boiler PV Supervisor

Display E-mail Address in ACA:

No

Display Comment in ACA Comment Display in ACA

All ACA Users

Record Creator

Licensed Professional

Contact

Owner

Estimated Hours

0.0



Records



ULP2002-01223

WORKFLOW
> 7 total Task
● 0 completed O...

CONTACT
> Leland House Limite...

LOCATION
> 400 BAGLEY
DETROIT, MI 48226

STATUS
> Re-Inspection
12/17/2024 by Aijalo...

ULP2002-01223
city# 6668

ULP2002-01223

A notice was added to this record on 2023-10-17.
Condition: Severity: Notice
Total conditions: 1 (Notice: 1)

[View notice](#)

Cancel Help

Task Details Inspection

Start Time:	End Time:
0.0	No
Hours Spent:	Billable:
0.0	No
Overtime:	Approval:
No	
Current Status	Status Date
Final Inspection Complete	04/19/2024
Action By	Action by Department
Aijalon Denham	BPV - Boiler PV Supervisor
Comments	Display E-mail Address in ACA:
	No
<input checked="" type="checkbox"/> Display Comment in ACA	<input checked="" type="checkbox"/> Comment Display in ACA
	<input checked="" type="checkbox"/> All ACA Users
	<input checked="" type="checkbox"/> Record Creator
	<input checked="" type="checkbox"/> Licensed Professional
	<input checked="" type="checkbox"/> Contact
	<input checked="" type="checkbox"/> Owner

Estimated Hours
0.0



Microna



ULP2002-01223





ULP2002-01223

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[ULP2002-01223](#)
Unit Nbr
Floor



Address
400 BAGLEY, DETROIT, MI 48226
Created By ACA
No



Inspection Type *
Special Inspection
Request Date

07/26/2024



Inspection Contact Name
Request Comment



Contact Phone Number



Scheduled Date *
07/26/2024

Scheduled Start Time
: AM

Special Inspection...

Inspector * Current User
Travis Piggee

Department * Current Department
BPV - Boiler PV Inspector

Inspection Date
07/26/2024

Status *
--Select--

Record Comments

Result Comment [Standard Comments](#)

Fees owed

[check spelling](#)

Inspection Sequence Number
32797576

Record Type *
Permits/BoilerPV/NA/NA

Internal use only *
[02HIS-00000-0Q33G](#)

Inspection Detail For Supervisor

ULP2002-01223

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULP2002-01223](#)

Unit Nbr

Floor

Address

400 BAGLEY, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Annual

Request Date

08/22/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

08/22/2024

Scheduled Start Time

AM

Inspector * [Current User](#)

Travis Piggee

Department * [Current Department](#)

BPV - Boiler PV Inspector

Inspection Date

08/22/2024

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Fees Owed +

The stair well and Hallway leading to the boiler room was Continuously Leaking Water, Seeming to be coming from the Pipes above, Also there was standing Water in the Hallway, Causing a Safety concern.
This is in Violation of Code:

(Found leakage of unknown origin noted during inspection. . 2019 City of Detroit Code:108.7.1; & NB23:2-2.2.4)

The stair well and Hallway leading to the boiler room was Continuously Leaking Water, This Prevented me from Accurately Completing my Inspection, this is in Violation of:
(Access denied or could not gain entry to the location. Correct same. 2019 City of Detroit Code: 108.1.1)

The Old Steam Boilers that are no longer in Service will either need to be removed, repaired or have all sources of energy Removed from them (Gas, Water, Electric, etc) as well as Locked and Tagged out.
This is in violation of:

(108.7.1 Unsafe mechanical systems, boilers, and pressure vessels. A mechanical system, boiler, or pressure vessel that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe mechanical system, boiler, or pressure vessel. Use of a mechanical system, boiler, or pressure vessel regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment and appliances are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.)

[check spelling](#)

Inspection Sequence Number

32824485

Record Type *

Permits/BoilerPV/NA/NA

Internal use only *

[02HIS-00000-0033G](#)

Inspection Detail For Supervisor



Annual
-32824485



ULP2002-01223

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[ULP2002-01223](#)
Unit Nbr
Floor



Address
400 BAGLEY, DETROIT, MI 48226
Created By ACA
No



Inspection Type *
Status
Request Date

11/05/2024



Inspection Contact Name
Request Comment



Contact Phone Number



Scheduled Date *
11/05/2024

Scheduled Start Time
: AM



Status
-32898915

Inspector * [Current User](#)
Travis Piggee

Department * [Current Department](#)
BPV - Boiler PV Inspector

Inspection Date
11/05/2024

Status *
PARTIAL APPROVAL WITH

Record Comments

Result Comment [Standard Comments](#)

Fees due

[check spelling](#)

Inspection Sequence Number
32898915

Record Type *
Permits/BoilerPV/NA/NA

Internal use only *
[02HIS-00000-0033G](#)

Inspection Detail For Supervisor



Status
-32935726

ULP2002-01223

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULP2002-01223](#)

Unit Nbr

Floor

Address

400 BAGLEY, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Status

Request Date

12/16/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

12/16/2024

Scheduled Start Time

▼ : ▼ AM ▼

Inspector * [Current User](#)

Travis Piggee ▼

Department * [Current Department](#)

BPV - Boiler PV Inspector ▼

Inspection Date

12/16/2024

Status *

FAIL ▼

Record Comments

Result Comment [Standard Comments](#)

Today I visited 400 Bagley, While Visiting myself along with Inspectors from BSEED visited the Boiler room, although the Facility states that "the boilers are no longer in use", The Proper Procedure would need to be followed to Properly Decommission the boilers, Turning gas Valves off does not Suffice as Decommissioning a boiler Properly,
The Old Smith cast-iron boilers Boilers that are no longer in Service will either need to be removed, repaired or have all sources of energy Removed from them (Gas, Water, Electric, Steam etc) as well as Locked and Tagged out.

This is in violation of:

(108.7.1 Unsafe mechanical systems, boilers, and pressure vessels. A mechanical system, boiler, or pressure vessel that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe mechanical system, boiler, or pressure vessel. Use of a mechanical system, boiler, or pressure vessel regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment and appliances are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.)

[check spelling](#)

Inspection Sequence Number

32935726

Record Type *

Permits/BoilerPV/NA/NA

Internal use only *

[02HIS-00000-0033G](#)

Inspection Detail For Supervisor



ULP2002-01223

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[ULP2002-01223](#)
Unit Nbr
Floor



Address
400 BAGLEY, DETROIT, MI 48226
Created By ACA
No



Inspection Type *
Status
Request Date

02/28/2025

NA-010

Inspection Contact Name
Request Comment



Contact Phone Number

ULP2002-01223

Scheduled Date *
02/28/2025

Scheduled Start Time
1 : 30 PM



Status
-32995224

Inspector * [Current User](#)
Travis Piggee

Department * [Current Department](#)
BPV - Boiler PV Inspector

Inspection Date
02/28/2025

Status *
OK

Record Comments

Result Comment [Standard Comments](#)

Today I visited the
Address
400 BAGLEY, DETROIT, MI 48226.

I was Greeted by Facility management as well as other BSEED Employees from Plumbing, Electrical, and Buildings, I was taken to the Boiler Room, to Confirm that the Boiler has been Properly decommissioned, all sources of energy - electrical, steam and Gas have been Properly removed, Locked and Tagged out.

[check spelling](#)

Inspection Sequence Number
32995224

Record Type *
Permits/BoilerPV/NA/NA

Internal use only *
[02HIS-00000-0O33G](#)

Inspection Detail For Supervisor



Buildings, Safety Engineering
& Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Boiler Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3210 or E-mail BLR@detroitmi.gov

VIOLATION NOTICE

Leland House Limited Partnership
400 Bagley
Detroit MI, 48226

Permit Number: ULP2002-01223
Location: 400 BAGLEY
Inspector: Travis Piggee
Inspection Type: Annual
Occupancy:
Telephone: (313) 224-3210

Telephone inquiries may be made between
8:30 am and 3:30 pm Monday - Friday.

Inspection Type : Annual

Inspection Result : **FAIL**

Inspector : Travis Piggee

Inspection ID : 32824485

The Boiler Division inspected the above premises on **08/22/2024** as required by law. Violations of the Boiler Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date : **09/21/2024**

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

Equipment Type:
National Board #:

VIOLATION NOTICE

Violations

ADDITIONAL VIOLATIONS

1 ADDITIONAL VIOLATIONS

Additional Violation 1

Fees Owed +

NON-COMPLIANT

The stair well and Hallway leading to the boiler room was Continuously Leaking Water, Seeming to be coming from the Pipes above, Also there was standing Water in the Hallway, Causing a Safety concern. This is in Violation of Code:

(Found leakage of unknown origin noted during inspection. . 2019 City of Detroit Code:108.7.1; & NB23:2-2.2.4)

The stair well and Hallway leading to the boiler room was Continuously Leaking Water, This Prevented me from Accurately Completing my Inspection, this is in Violation of:

(Access denied or could not gain entry to the location. Correct same. 2019 City of Detroit Code: 108.1.1)

The Old Steam Boilers that are no longer in Service will either need to be removed, repaired or have all sources of energy Removed from them (Gas, Water, Electric, etc) as well as Locked and Tagged out. This is in violation of:

(108.7.1 Unsafe mechanical systems, boilers, and pressure vessels. A mechanical system, boiler, or pressure vessel that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe mechanical system, boiler, or pressure vessel. Use of a mechanical system, boiler, or pressure vessel regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment and appliances are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.)

Please notify Boiler Division upon compliance of this violation.

IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Boiler Division.



City of Detroit
Buildings, Safety Engineering and Environmental Department
Boiler Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3210 or E-mail BLR@detroitmi.gov

VIOLATION NOTICE

Leeland City Club
 400 Bagley
 Detroit MI, 48226

Permit Number: ULP2002-01224
Location: 400 BAGLEY
Inspector: Travis Piggee
Inspection Type: Status
Occupancy:
Telephone: (313) 224-3210

Telephone inquiries may be made between 8:30 am and 3:30 pm Monday - Friday.

Inspection Type : Status	Inspection Result : FAIL
Inspector : Travis Piggee	Inspection ID : 32935725

The Boiler Division inspected the above premises on **12/16/2024** as required by law. Violations of the Boiler Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date : 01/15/2025

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

Equipment Type:
 National Board #:

VIOLATION NOTICE

Violations

ADDITIONAL VIOLATIONS

1 ADDITIONAL VIOLATIONS

Additional Violation 1

Today I visited 400 Bagley, While Visiting myself along with Inspectors from BSEED visited the Boiler room, although the Facility states that "the boilers are no longer in use" , The Proper Procedure would need to be followed to Properly Decommission the boilers, Turning gas Valves off does not Suffice as Decommissioning a boiler Properly, The Old Smith cast-iron boilers Boilers that are no longer in Service will either need to be removed, repaired or have all sources of energy Removed from them (Gas, Water, Electric, Steam, etc) as well as Locked and Tagged out.

NON-COMPLIANT

This is in violation of:

(108.7.1 Unsafe mechanical systems, boilers, and pressure vessels. A mechanical system, boiler, or pressure vessel that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe mechanical system, boiler, or pressure vessel. Use of a mechanical system, boiler, or pressure vessel regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment and appliances are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.)

Please notify Boiler Division upon compliance of this violation.

IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Boiler Division.

UPL2002-01224

STATUS

City #6870 Natl Bd No 28...

> Re-Inspection

12/17/2024 by Aijalon ...

LOCATION

> 400 BAGLEY

DETROIT, MI 48226

CONTACT

> Leeland city club

WORKFLOW

> 7 total Task

0 completed

UPL2002-01224

A notice was added to this record on 2023-10-17.
Condition: Severity: Notice
Total conditions: 1 (Notices: 1)

[View notice](#)

Cancel Help

Task Details Inspection
Start Time:
Hours Spent: 0.0
Overtime: No
Current Status: Final Inspection Complete
Action By: Aijalon Denham
Comments: No

End Time:
Billable: No
Approval: No
Status Date: 04/19/2024
Action by Department: BPV - Boiler PV Supervisor
Display E-mail Address in ACA: No

- Display Comment in ACA
- Comment Display in ACA
- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Estimated Hours
0.0

ULP2002-01224

STATUS

City #6870 Natl Bd No 28... > Re-Inspection 12/17/2024 by Aijalon ...

LOCATION

> 400 BAGLEY DETROIT, MI 48226

CONTACT

> Leeland city club

WORKFLOW

> 7 total Task
● 0 completed

ULP2002-01224

A notice was added to this record on 2023-10-17.
Condition: Severity: Notice
Total conditions: 1 (Notices: 1)
[View notice](#)

Cancel Help

Task Details Inspection
Start Time:
Hours Spent: 0.0
Overtime: No
Current Status Final Inspection Complete
Action By Aijalon Denham
Comments

End Time:
Billable: No
Approval: No
Status Date 04/19/2024
Action by Department BPV - Boiler PV Supervisor
Display E-mail Address in ACA: No

- Display Comment in ACA
- Comment Display in ACA
- All ACA Users
- Record Creator
- Licensed Professional
- Contact
- Owner

Estimated Hours
0.0

ULP2002-01224

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULP2002-01224](#)

Unit Nbr

Floor

Address

400 BAGLEY, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Status

Request Date

02/28/2025

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

02/28/2025

Scheduled Start Time

⌵ : ⌵ AM ⌵

Inspector * [Current User](#)

Travis Piggee ⌵

Department * [Current Department](#)

BPV - Boiler PV Inspector ⌵

Inspection Date

02/28/2025

Status *

OK ⌵

Record Comments

Result Comment [Standard Comments](#)

Today I visited the
Address
400 BAGLEY, DETROIT, MI 48226.

I was Greeted by Facility management as well as other BSEED Employees from Plumbing, Electrical, and Buildings, I was taken to the Boiler Room, to Confirm that the Boiler has been Properly decommissioned, all sources of energy - electrical, steam and Gas have been Properly removed, Locked and Tagged out.

[check spelling](#)

Inspection Sequence Number

32995624

Record Type *

Permits/BoilerPV/NA/NA

Internal use only *

[02HIS-00000-0033H](#)

Inspection Detail For Supervisor

- 
- 
- 
- 
- 
- 

Record #
ULP2002-01224

Status
-32995624



ULP2002-01224

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Record #
[ULP2002-01224](#)
Unit Nbr
Floor



Address
400 BAGLEY, DETROIT, MI 48226
Created By ACA



No
Inspection Type *
Status
Request Date

12/16/2024

no comment

Inspection Contact Name
Request Comment



ULP2002-01224

Contact Phone Number

Scheduled Date *

12/16/2024

Scheduled Start Time
: AM



Status
-32935725

Inspector * Current User
Travis Piggee

Department * Current Department
BPV - Boiler PV Inspector

Inspection Date
12/16/2024

Status *
FAIL

Record Comments

Result Comment [Standard Comments](#)

Today I visited 400 Bagley, While Visiting myself along with Inspectors from BSEED visited the Boiler room, although the Facility states that "the boilers are no longer in use" , The Proper Procedure would need to be followed to Properly Decommission the boilers, Turning gas Valves off does not Suffice as Decommissioning a boiler Properly,
The Old Smith cast-iron boilers Boilers that are no longer in Service will either need to be removed, repaired or have all sources of energy Removed from them (Gas, Water, Electric, Steam etc) as well as Locked and Tagged out.

This is in violation of:

(108.7.1 Unsafe mechanical systems, boilers, and pressure vessels. A mechanical system, boiler, or pressure vessel that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe mechanical system, boiler, or pressure vessel. Use of a mechanical system, boiler, or pressure vessel regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment and appliances are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.)

[check spelling](#)

Inspection Sequence Number
32935725

Record Type *
Permits/BoilerPV/NA/NA

Internal use only *
[02HIS-00000-0033H](#)

Inspection Detail For Supervisor

ULP2002-01224

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULP2002-01224](#)

Unit Nbr

Floor

Address

400 BAGLEY, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Status

Request Date

11/05/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

11/05/2024

Scheduled Start Time

▼ : ▼ AM ▼

Inspector * [Current User](#)

Travis Piggee ▼

Department * [Current Department](#)

BPV - Boiler PV Inspector ▼

Inspection Date

11/05/2024

Status *

PARTIAL APPROVAL WITH ▼

Record Comments

Result Comment [Standard Comments](#)

Fees due

[check spelling](#)

Inspection Sequence Number

32898916



Record



ULP2002-01224



Status -32898916

ULP2002-01224

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULP2002-01224](#)

Unit Nbr

Floor

Address

400 BAGLEY, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Annual

Request Date

08/22/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

08/22/2024

Scheduled Start Time

AM

Inspector * [Current User](#)

Travis Piggee

Department * [Current Department](#)

BPV - Boiler PV Inspector

Inspection Date

08/22/2024

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Fees Owed +

The stair well and Hallway leading to the boiler room was Continuously Leaking Water, Seeming to be coming from the Pipes above, Also there was standing Water in the Hallway, Causing a Safety concern.
This is in Violation of Code:

(Found leakage of unknown origin noted during inspection. . 2019 City of Detroit Code:108.7.1; & NB23:2-2.2.4)

The stair well and Hallway leading to the boiler room was Continuously Leaking Water, This Prevented me from Accurately Completing my Inspection, this is in Violation of:
(Access denied or could not gain entry to the location. Correct same. 2019 City of Detroit Code: 108.1.1)

The Old Steam Boilers that are no longer in Service will either need to be removed, repaired or have all sources of energy Removed from them (Gas, Water, Electric, etc) as well as Locked and Tagged out.
This is in violation of:

(108.7.1 Unsafe mechanical systems, boilers, and pressure vessels. A mechanical system, boiler, or pressure vessel that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe mechanical system, boiler, or pressure vessel. Use of a mechanical system, boiler, or pressure vessel regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment and appliances are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.)

[check spelling](#)

Inspection Sequence Number

32824484

Record Type *

Permits/BoilerPV/NA/NA

Internal use only *



Annual
-32824484



ULP2002-01224

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[ULP2002-01224](#)
Unit Nbr
Floor



Address
400 BAGLEY, DETROIT, MI 48226
Created By ACA
No



Inspection Type *
Special Inspection
Request Date

07/26/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

07/26/2024

Scheduled Start Time

: AM

Inspector * Current User

Travis Piggee

Department * Current Department

BPV - Boiler PV Inspector

Inspection Date

07/26/2024

Status *

-Select-

Special
Inspection...

Record Comments

Result Comment [Standard Comments](#)

Fees owed

[check spelling](#)

Inspection Sequence Number

32797577

Record Type *

Permits/BoilerPV/NA/NA

Internal use only *

[02HIS-00000-0033H](#)

Inspection Detail For Supervisor



ULP2002-01224

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[ULP2002-01224](#)
Unit Nbr
Floor



Address
400 BAGLEY, DETROIT, MI 48226
Created By ACA
No



Inspection Type *
Special Inspection
Request Date

04/18/2024



Inspection Contact Name
Request Comment



Contact Phone Number



Scheduled Date *

04/18/2024



Scheduled Start Time
: AM

Inspector * [Current User](#)

Travis Piggee

Department * [Current Department](#)

BPV - Boiler PV Inspector

Inspection Date

04/18/2024

Status *

OK

Record Comments

Result Comment [Standard Comments](#)

This Record still has Active fees, Certificate of Compliance will not be Issued until Fees are Paid.

[check spelling](#)

Inspection Sequence Number
32712843

Record Type *
Permits/BoilerPV/NA/NA

Internal use only *
[02HIS-00000-0033H](#)

Inspection Detail For Supervisor

Special Inspection...



City of Detroit
Building Safety Engineering and Environmental Department
Boiler Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor Suite 408, Detroit, Michigan 48226
(313) 224-3210 or E-mail BLR@detroitmi.gov

Ramada Hotel
 400 Bagley
 Detroit MI, 48226

Permit Number: ULP2002-01224
Location: 400 BAGLEY
Inspector: Travis Piggee
Inspection Type: Annual Inspection
Inspection Status: Annual Inspection
Occupancy:
Telephone:

Telephone inquiries may be made between 8:00 am and 3:30 pm Monday through Friday.

The Division of Mechanical Engineering inspected the above premises on 12/05/2022 as required by law

Violation(s) of the Boiler/Pressure Vessel Code were found to exist.

The following orders are issued and correction shall be made on or before 01/04/2023 unless otherwise specified below.

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

Pressure Vessel		
<u>Equipment type</u>	<u>City Number</u>	<u>Natl Board No</u>

Violations

1.	Additional Violation 1	Today I met with Facility Maintenance Supervisor (LUIS RAMIREZ), noticed with my infrared temperature gun the the corridor was 48 degrees. I was taken to the Boiler Room where I discovered there were 2 HB Smith, Cast Iron Heating Boilers that were in a dilapidated condition which is Violation of Detroit City Muni code Sec 8-4-8 (108.7.1). These boilers must be repaired or replaced and placed back in service. A temporary boiler can be installed while a repair or replacement can be found.
2.	Additional Violation 2	Our records also show that these boilers have not be getting there biennial inspection which is a violation to Muni code Sec. 8-4-3,(102.3.2). This explains why these boilers are in such a horrible condition. The owner needs to contact BSEED to schedule these biennial inspections.

Please notify Division upon compliance of this violation
IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THIS DIVISION





City of Detroit
Buildings, Safety Engineering and Environmental Department
Boiler Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3210 or E-mail BLR@detroitmi.gov

VIOLATION NOTICE

Leeland City Club
 400 Bagley
 Detroit MI, 48226

Permit Number: ULP2002-01224
Location: 400 BAGLEY
Inspector: Travis Piggee
Inspection Type: Annual
Occupancy:
Telephone: (313) 224-3210

Telephone inquiries may be made between 8:30 am and 3:30 pm Monday - Friday.

Inspection Type : Annual	Inspection Result : FAIL
Inspector : Travis Piggee	Inspection ID : 32824484

The Boiler Division inspected the above premises on **08/22/2024** as required by law. Violations of the Boiler Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date : 09/21/2024

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

Equipment Type:
 National Board #:

VIOLATION NOTICE

Violations

ADDITIONAL VIOLATIONS

1 ADDITIONAL VIOLATIONS

Additional Violation 1

Fees Owed +

NON-COMPLIANT

The stair well and Hallway leading to the boiler room was Continuously Leaking Water, Seeming to be coming from the Pipes above, Also there was standing Water in the Hallway, Causing a Safety concern. This is in Violation of Code:

(Found leakage of unknown origin noted during inspection. . 2019 City of Detroit Code:108.7.1; & NB23:2-2.2.4)

The stair well and Hallway leading to the boiler room was Continuously Leaking Water, This Prevented me from Accurately Completing my Inspection, this is in Violation of:

(Access denied or could not gain entry to the location. Correct same. 2019 City of Detroit Code: 108.1.1)

The Old Steam Boilers that are no longer in Service will either need to be removed, repaired or have all sources of energy Removed from them (Gas, Water, Electric, etc) as well as Locked and Tagged out. This is in violation of:

(108.7.1 Unsafe mechanical systems, boilers, and pressure vessels. A mechanical system, boiler, or pressure vessel that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe mechanical system, boiler, or pressure vessel. Use of a mechanical system, boiler, or pressure vessel regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment and appliances are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.)

Failed items for Annual Inspection,ADDITIONAL VIOLATIONS

2 Failed items for Annual Inspection,ADDITIONAL VIOLATIONS

Additional Violation 1

Today I met with Facility Maintenance Supervisor (LUIS RAMIREZ), noticed with my infrared temperature gun the the corridor was 48 degrees.

I was taken to the Boiler Room where I discovered there were 2 HB Smith, Cast Iron Heating Boilers that were in a dilapidated condition which is Violation of Detroit City Muni code Sec 8-4-8 (108.7.1). These boilers must to be repaired or replaced and placed back in service. A temporary boiler can be installed while a repair or replacement can be found.

NON-COMPLIANT

3 Failed items for Annual Inspection,ADDITIONAL VIOLATIONS

Additional Violation 2

Our records also show that these boilers have not be getting there biennial inspection which is a violation to Muni code Sec. 8-4-3,(102.3.2). This explains why these boilers are in such a horrible condition. The owner needs to contact BSEED to schedule these biennial inspections.

NON-COMPLIANT

Please notify Boiler Division upon compliance of this violation.

IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Boiler Division.

ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULE2004-00205](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Special: Complaint

Request Date

02/21/2023

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

02/21/2023

Scheduled Start Time

AM

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date

02/21/2023

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

This elevator has not been in service for a long period of time. The building management has a new elevator contractor on the job site, who is working on the troubleshooting safety circuit, and making sure devices are function correctly. All elevators on job site are due for full load safety test before putting back into service.

[check spelling](#)

Inspection Sequence Number

32366812

Record Type *

Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-0LYEZ](#)

Inspection Detail For Supervisor

Special: Complaint-3...

ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULE2004-00205](#)

Unit Nbr
Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Routine: Annual: 1st

Request Date

04/13/2023

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

04/13/2023

Scheduled Start Time

AM

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date

04/13/2023

Status *

--Select--

Record Comments

Result Comment [Standard Comments](#)

Will continue testing next week, safety device failed to operator, safety plank seized-up when corrosion set in.

[check spelling](#)

Inspection Sequence Number

32410949

Record Type *

Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-0LYEZ](#)

Inspection Detail For Supervisor



Routine:
Annual: 1st...

ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[ULE2004-00205](#)
Unit Nbr
Floor

Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226
Created By ACA
No

Inspection Type *
Routine: Annual: 1st
Request Date

06/07/2023

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

06/07/2023

Scheduled Start Time

: AM

Inspector * Current User

-Select-

Department * Current Department

ELV - Elevator Inspector

Inspection Date

06/07/2023

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Was not able too completed safety test, problem with door operator circuit board not functioning.

[check spelling](#)

Inspection Sequence Number

32459310

Record Type *

Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-OLYEZ](#)

Inspection Detail For Supervisor

Routine:
Annual: 1st...



ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[ULE2004-00205](#)
Unit Nbr
Floor



Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226
Created By ACA
No



Inspection Type *
Routine: Annual: 2nd
Request Date

09/20/2023

Overview

Inspection Contact Name
Request Comment



Contact Phone Number
Scheduled Date *

09/20/2023



Scheduled Start Time
: AM

Routine:
Annual: 2nd...

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date

09/20/2023

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Not able to complete pass safety test, due to parts to repair door operator circuit not repaired (6-7-2023), and owner of building passed away 9-2023.

[check spelling](#)

Inspection Sequence Number
32550200

Record Type *
Permits/Elevator/NA/NA

Internal use only *
[04HIS-00000-0LYEZ](#)

Inspection Detail For Supervisor





ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[ULE2004-00205](#)
Unit Nbr
Floor



Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226
Created By ACA



No
Inspection Type *
Administration
Request Date

10/31/2024



Inspection Contact Name
Request Comment



Contact Phone Number



Scheduled Date *
10/31/2024

Scheduled Start Time
: AM

Administrati...
-32893336

Inspector * [Current User](#)
Tyrone Ingram ▾

Department * [Current Department](#)
ELV - Elevator Inspector ▾

Inspection Date
10/31/2024

Status *
FAIL ▾

Record Comments

Result Comment [Standard Comments](#)

Completed elevator safety inspection, this elevator is not running, knowing the inherent age and condition of the elevator equipment and building, we will need to do a detail inspection of the safe plank, to make sure safety device are in working condition, (1) no-load and (2) full load, also we need to verify fire service is functioning correctly.

[check spelling](#)

Inspection Sequence Number
32893336

Record Type *
Permits/Elevator/NA/NA

Internal use only *
[04HIS-00000-0LYEZ](#)

Inspection Detail For Supervisor



ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[ULE2004-00205](#)
Unit Nbr
Floor



Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226
Created By ACA
No



Inspection Type *
Administration
Request Date

11/06/2024

Records

Inspection Contact Name
Request Comment



Contact Phone Number

SPL2024
111804

Scheduled Date *
11/06/2024



Scheduled Start Time
: AM

ULE2004
-00205

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector



Administrati...
-32899752

Inspection Date
11/06/2024

Status *
FAIL

Record Comments

Result Comment [Standard Comments](#)

Travel to job site, met-up with elevator mechanic Warren, of Elevator Tec, completed full load testing, and fire service testing, which appears to be satisfactory, replace missing hand rail inside cab.

Bill for Certificate of Registration Fees.

[check spelling](#)

Inspection Sequence Number
32899752

Record Type *
Permits/Elevator/NA/NA

Internal use only *
[04HIS-00000-OLYEZ](#)

Inspection Detail For Supervisor

ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[ULE2004-00205](#)
Unit Nbr
Floor

Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226
Created By ACA
No

Inspection Type *
Administration

Request Date
12/04/2024

Inspection Contact Name
Request Comment

Contact Phone Number

Scheduled Date *
12/04/2024

Scheduled Start Time
: AM

Inspector * Current User
Tyrone Ingram

Department * Current Department
ELV - Elevator Inspector

Inspection Date
12/04/2024

Status *
OK

Record Comments

Result Comment [Standard Comments](#)

Travel to job site, completed safety inspection of elevator hoist-way, no heater unit was found in elevator hoist-way. Cover missing off of top panel, repair / replace, missing hand rail inside cab repair/replace,

[check spelling](#)

Inspection Sequence Number
32925364

Record Type *
Permits/Elevator/NA/NA

Internal use only *
[04HIS-00000-OLYEZ](#)

Inspection Detail For Supervisor

Administrati...
-32925364

ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[ULE2004-00205](#)
Unit Nbr
Floor

Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA
No

Inspection Type *
Administration

Request Date
12/05/2024

Inspection Contact Name
Request Comment

Contact Phone Number

Scheduled Date *
12/05/2024

Scheduled Start Time
: AM

Inspector * Current User
Tyrone Ingram

Department * Current Department
ELV - Elevator Inspector

Inspection Date
12/05/2024

Status *
FAIL

Record Comments

Result Comment [Standard Comments](#)

After this weeks detail safety inspections, and from all the pass inspections, examining of the elevator equipment, and looking at the inherent age of the elevator hoist machine date back to 1920's, please note we have not completed a detail inspection ,of all the hoist-way equipment, testing buffers, etc. One of the biggest problems, is the uncontrollable temperature of the building, that affects all equipment in elevator hoist-way, pit area, and elevator machine room, when this goes on for years, It depletes the performance, and safety factor, too lowest levels of unsafety.

[check spelling](#)

Inspection Sequence Number
32926249

Record Type *
Permits/Elevator/NA/NA

Internal use only *
[04HIS-00000-0LYEZ](#)

Inspection Detail For Supervisor

Administrati...
-32926249

ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[ULE2004-00205](#)
Unit Nbr
Floor

Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226
Created By ACA
No

Inspection Type *
Administration

Request Date
12/16/2024

Inspection Contact Name
Request Comment

Contact Phone Number

Scheduled Date *
12/16/2024

Scheduled Start Time
: AM

Inspector * [Current User](#)
Tyrone Ingram ▾

Department * [Current Department](#)
ELV - Elevator Inspector ▾

Inspection Date
12/16/2024

Status *
FAIL ▾

Record Comments

Result Comment [Standard Comments](#)

Travel to job site, to complete elevator safety inspection with BSEED dept, inspectors, and City of Detroit, law dept, on job site, the elevator is running but, one of the biggest problems, is the uncontrollable ambient temperature of the building, that affects all of the elevator equipment in the elevator hoist-way, pit area, and elevator machine room, when this goes on for years, It will seize-up the safety plank with corrosion and rust, depletes the performance, and safety device, to a low level.

[check spelling](#)

Inspection Sequence Number
32935882

Record Type *
Permits/Elevator/NA/NA

Internal use only *
[04HIS-00000-0LYEZ](#)

Inspection Detail For Supervisor

Administrati...
-32935882

ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[ULE2004-00205](#)
Unit Nbr
Floor

Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA
No

Inspection Type *
Annual

Request Date
02/19/2025

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *
02/19/2025

Scheduled Start Time
: AM

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date
02/19/2025

Status *
OK

Record Comments

Result Comment [Standard Comments](#)

Completed annual inspection elevator appears to be functioning satisfactory.

[check spelling](#)

Inspection Sequence Number

32986452

Record Type *
Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-0LYEZ](#)

Inspection Detail For Supervisor



Annual
-32986452

ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[ULE2004-00205](#)
Unit Nbr
Floor

Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226
Created By ACA
No

Inspection Type *
Annual

Request Date
02/28/2025

Inspection Contact Name
Request Comment

Contact Phone Number

Scheduled Date *
02/28/2025

Scheduled Start Time
: AM

Inspector * Current User
Tyrone Ingram

Department * Current Department
ELV - Elevator Inspector

Inspection Date
03/03/2025

Status *
OK

Record Comments

Result Comment [Standard Comments](#)

Completed annual inspection elevator appears to be functioning satisfactory.

[check spelling](#)

Inspection Sequence Number
32995337

Record Type *
Permits/Elevator/NA/NA

Internal use only *
[04HIS-00000-0LYEZ](#)

Inspection Detail For Supervisor



Annual
-32995337

ULE2004-00205

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[ULE2004-00205](#)
Unit Nbr
Floor

Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226
Created By ACA
No

Inspection Type *
Annual

Request Date
06/10/2025

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *
06/10/2025

Scheduled Start Time
: AM

Inspector * Current User
Tyrone Ingram

Department * Current Department
ELV - Elevator Inspector

Inspection Date
06/10/2025

Status *
Inspection NOT Complete

Record Comments

Result Comment [Standard Comments](#)

Travel to job site, to verify that (1) elevator is running on job site.

[check spelling](#)

Inspection Sequence Number
33101773

Record Type *
Permits/Elevator/NA/NA

Internal use only *
[04HIS-00000-0LYEZ](#)

Inspection Detail For Supervisor



Annual
-33101773



Buildings, Safety Engineering & Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Elevator Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-9401 or E-mail ELV@detroitmi.gov

VIOLATION NOTICE

10/2/2024

Permit Number: ULE2004-00205

Location: 400 BAGLEY - LELAND - LAND HOUS

Type of Use: Residential

Inspection Status: Routine: Annual: 2nd

Ramada Inn
400 BAGLEY

Telephone inquiries may be made between
8:30 am and 3:30 pm Monday - Friday

DETROIT MI, 48226

Inspection Type : Routine: Annual: 2nd

Inspection Result : **FAIL**

Inspector : Tyrone Ingram

Inspection ID : 32550200

The Elevator Division inspected the above premises on **09/20/2023** as required by law. Violation(s) of the Elevator Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date : 10/20/2023

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

ELEVATORS

Elevating Device	Serial No.	Capacity	Speed

VIOLATION NOTICE

Violations

Failed items for Routine: Annual: 1st,8-171 RESPONSIBILITY

1 Failed items for Routine: Annual: 1st,8-171 RESPONSIBILITY

The holder of the Certificate of Registration or holder of Certificate for Temporary Use, shall be responsible for the care, maintenance, and proper operation of the equipment. Ord# 307-H-Sec: 8-9-171 (a).	Is responsible for care of the operation of the equipment.	NON-COMPLIANT
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Failed items for Routine: Annual: 1st,8-177 PERIODIC TEST OF CAR

2 Failed items for Routine: Annual: 1st,8-177 PERIODIC TEST OF CAR

Full load governor, safety and oil buffer test shall be performed. Ord# 307-H-Sec: 8-9-177.	Completed full load / no load testing of elevator, tested GOV electric switch, mechanical jaw dropping: failed to set safety device. Safety froze-up, elevator contractor working on safety device will continue next week.	NON-COMPLIANT
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Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS

3 Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS

Additional Violation 1	Sec.9-1501- elevator In buildings or structures equipped with passenger elevators, at least one (1) elevator shall be maintained in operation at all time when the building or structure is occupied, provided, that a building or structure equipped with only one (1) elevator shall be permitted to have the elevator temporarily out of service for a reasonable amount of time for testing or servicing. (Ord.No. 18-03, 7-9-03	NON-COMPLIANT
------------------------	---	---------------

Failed items for Routine: Annual: 1st,ELEVATOR - COMMON CODES

4 Failed items for Routine: Annual: 1st,ELEVATOR - COMMON CODES

Testing of elevator emergency fire service- phase 1, phase 2 and smoke detector operations, shall be tested in the presence of a City of Detroit Elevator Inspector. 2019 Detroit Elevator Code. Sec: 8-9-102.		NON-COMPLIANT
---	--	---------------

5 Failed items for Routine: Annual: 1st,ELEVATOR - COMMON CODES

Periodic Full load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-178.	Was not able too completed safety test, problem with door operator circuit board not functioning.	NON-COMPLIANT
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Please notify the Elevator Division upon compliance of this violation.

IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Elevator Division.



City of Detroit
Buildings, Safety Engineering and Environmental Department
Elevator Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-9401 or E-mail ELV@detroitmi.gov

VIOLATION NOTICE

12/18/2024

Permit Number: ULE2004-00205

Location: 400 BAGLEY - LELAND - LAND HOUS

Type of Use: Residential

Inspection Status: Administration

Ramada Inn
400 BAGLEY

Telephone inquiries may be made between
8:30 am and 3:30 pm Monday - Friday

DETROIT MI, 48226

Inspection Type : Administration
Inspector : Tyrone Ingram

Inspection Result : **FAIL**
Inspection ID : 32935882

The Elevator Division inspected the above premises on **12/16/2024** as required by law. Violation(s) of the Elevator Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date : 12/19/2024

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

ELEVATORS			
Elevating Device	Serial No.	Capacity	Speed
Passenger Elevator	1476	2500	600



Buildings, Safety Engineering & Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Elevator Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-9401 or E-mail ELV@detroitmi.gov

VIOLATION NOTICE

12/18/2024

Permit Number: ULE2004-00205

Location: 400 BAGLEY - LELAND - LAND HOUS

Type of Use: Residential

Inspection Status: Administration

Ramada Inn
400 BAGLEY

Telephone inquiries may be made between
8:30 am and 3:30 pm Monday - Friday

DETROIT MI, 48226

Inspection Type : Administration
Inspector : Tyrone Ingram

Inspection Result : **FAIL**
Inspection ID : 32935882

The Elevator Division inspected the above premises on 12/16/2024 as required by law. Violation(s) of the Elevator Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date : 12/19/2024

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

ELEVATORS

Elevating Device	Serial No.	Capacity	Speed
Passenger Elevator	1476	2500	600

VIOLATION NOTICE

Violations

8-171 RESPONSIBILITY

1 8-171 RESPONSIBILITY

The holder of the Certificate of Registration or holder of Certificate for Temporary Use, shall be responsible for the care, maintenance, and proper operation of the equipment. 2019 Detroit City Code, Chapter 8, Art IX, Sec 8-9-171 (a).

Correct condition causing hoistway elevator equipment to have corrosion and surface rust (Car safeties, hoistway door equipment, guide rails and pit equipment).

NON-COMPLIANT

ELEVATOR - COMMON CODES

2 ELEVATOR - COMMON CODES

Machine room, control room and machinery spaces shall be provided with natural or mechanical means to keep the ambient air temperature and humidity in the range specified by manufactured specs. ASME A17.1-2010. Sec. 2.7.9.

NON-COMPLIANT

Failed items for Administration, ADDITIONAL VIOLATIONS

3 Failed items for Administration, ADDITIONAL VIOLATIONS

Additional Violation 1

Replace missing handrail inside elevator cab.

NON-COMPLIANT

Failed items for Routine: Annual: 1st, 8-171 RESPONSIBILITY

4 Failed items for Routine: Annual: 1st, 8-171 RESPONSIBILITY

The holder of the Certificate of Registration or holder of Certificate for Temporary Use, shall be responsible for the care, maintenance, and proper operation of the equipment. Ord# 307-H-Sec: 8-9-171 (a).

Is responsible for care of the operation of the equipment.

NON-COMPLIANT

Failed items for Routine: Annual: 1st, 8-177 PERIODIC TEST OF CAR

5 Failed items for Routine: Annual: 1st, 8-177 PERIODIC TEST OF CAR

Full load governor, safety and oil buffer test shall be performed. Ord# 307-H-Sec: 8-9-177.

Completed full load / no load testing of elevator, tested GOV electric switch, mechanical jaw dropping: failed to set safety device. Safety froze-up, elevator contractor working on safety device will continue next week.

NON-COMPLIANT

Failed items for Routine: Annual: 1st, ADDITIONAL VIOLATIONS

6 Failed items for Routine: Annual: 1st, ADDITIONAL VIOLATIONS

Additional Violation 1

Sec.9-1501- elevator

NON-COMPLIANT

In buildings or structures equipped with passenger elevators, at least one (1) elevator shall be maintained in operation at all time when the building or structure is occupied, provided, that a building or structure equipped with only one (1) elevator shall be permitted to have the elevator temporarily out of service for a reasonable amount of time for testing or servicing.

(Ord.No. 18-03, 7-9-03

VIOLATION NOTICE

Please notify the Elevator Division upon compliance of this violation.

IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Elevator Division.

ULE2004-00209

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULE2004-00209](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Special: Revisit

Request Date

05/01/2023

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

05/01/2023

Scheduled Start Time

AM

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date

05/01/2023

Status *

-Select-

Record Comments

Result Comment [Standard Comments](#)

Made contact with customer and elevator, contractor, one elevator is operational on job site, the other is waiting for payment invoice from customer before schedule inspection.

[check spelling](#)

Inspection Sequence Number

32426567

Record Type *

Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-0LYF3](#)

Inspection Detail For Supervisor



Special: Revisit-3242...

ULE2004-00209

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULE2004-00209](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Special: Complaint

Request Date

09/20/2023

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

09/20/2023

Scheduled Start Time

: AM

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date

09/20/2023

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Elevator operational inspection appears to be satisfactory, see violations.

[check spelling](#)

Inspection Sequence Number

32549560

Record Type *

Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-0LYF3](#)

Inspection Detail For Supervisor

Special:
Complaint-3...

ULE2004-00209

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULE2004-00209](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Administration

Request Date

10/31/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

10/31/2024

Scheduled Start Time

AM

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date

10/31/2024

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Completed elevator safety inspection, knowing the inherent age and condition of the elevator equipment and building, we will need to do a detail inspection of the safe plank, to make sure safety device are in working condition, (1) no-load and (2) full load, also we need to verify fire service is functioning correctly.

[check spelling](#)

Inspection Sequence Number

32893335

Record Type *

Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-OLYF3](#)

Inspection Detail For Supervisor

Administrati...
-32893335



ULE2004-00209

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[ULE2004-00209](#)
Unit Nbr
Floor



Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA
No

Inspection Type *
Administration

Request Date
11/06/2024

Inspection Contact Name
Request Comment

Contact Phone Number

Scheduled Date *
11/06/2024

Scheduled Start Time
: AM

Inspector * [Current User](#)
Tyrone Ingram

Department * [Current Department](#)
ELV - Elevator Inspector

Inspection Date
11/06/2024

Status *
FAIL

Administrati...
-32899751

Record Comments

Result Comment [Standard Comments](#)

Travel to job site, meet-up with elevator mechanic Warren, of Elevator Tec, completed, fire service testing, which appears to be satisfactory, did not complete full load testing.

[Bill for Certificate of Registration Fee](#)
[check spelling](#)

Inspection Sequence Number
32899751

Record Type *
Permits/Elevator/NA/NA

Internal use only *
[04HIS-00000-0LYF3](#)

Inspection Detail For Supervisor

ULE2004-00209

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULE2004-00209](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Administration

Request Date

12/04/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

12/04/2024

Scheduled Start Time

AM

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date

12/04/2024

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Travel to job site, completed annual inspection, no elevators travel to basement floor, elevator contractor will be installing new hoist-way door, said building personnel, Emanuel. Found (1) heater unit that ground level in the hoist-way, not functioning. Car top panel cover missing, install / repair. No emergency hoist-way doors release holds at any of the floor landing, for emergency evacuation, repair ASAP. Repair car top light. Full load testing not completed.

[check spelling](#)

Inspection Sequence Number

32925365

Record Type *

Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-0LYF3](#)

Inspection Detail For Supervisor

Administrati...
-32925365

ULE2004-00209

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULE2004-00209](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Administration

Request Date

12/16/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

12/16/2024

Scheduled Start Time

AM

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date

12/16/2024

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Travel to job site, to complete elevator safety inspection with BSEED dept, inspectors, and City of Detroit, law dept, on job site, the elevator is running but, one of the biggest problems, is the uncontrollable ambient temperature of the building, that affects all of the elevator equipment in the elevator hoist-way, pit area, and elevator machine room, when this goes on for years, It will seize-up the safety plank with corrosion and rust, depletes the performance, and safety device, to a low level.

[check spelling](#)

Inspection Sequence Number

32936143

Record Type *

Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-0LYF3](#)

Inspection Detail For Supervisor

Administrati...
-32936143

ULE2004-00209

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULE2004-00209](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Annual

Request Date

02/19/2025

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

02/19/2025

Scheduled Start Time

AM

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date

02/19/2025

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Completed elevator safety inspection, this elevator been down for, 2 to 3, weeks out of service.

[check spelling](#)

Inspection Sequence Number

32986451

Record Type *

Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-0LYF3](#)

[Inspection Detail For Supervisor](#)



Annual
-32986451

ULE2004-00209

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULE2004-00209](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Annual

Request Date

02/28/2025

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

02/28/2025

Scheduled Start Time

AM

Inspector * [Current User](#)

Tyrone Ingram

Department * [Current Department](#)

ELV - Elevator Inspector

Inspection Date

03/03/2025

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Completed elevator safety inspection, this elevator been down for, 4, 6 weeks out, bad deflector sheave, per- Elevator Tech.

[check spelling](#)

Inspection Sequence Number

32995338

Record Type *

Permits/Elevator/NA/NA

Internal use only *

[04HIS-00000-0LYE3](#)

Inspection Detail For Supervisor



Annual
-32995338



Buildings, Safety Engineering & Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Elevator Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-9401 or E-mail ELV@detroitmi.gov

VIOLATION NOTICE

10/2/2024

Permit Number: **ULE2004-00209**

Location: 400 BAGLEY - LELAND - LAND HOUS

Type of Use: Residential

Inspection Status: **Special: Complaint**

Ramada Inn
400 BAGLEY

Telephone inquiries may be made between
8:30 am and 3:30 pm Monday - Friday

DETROIT MI, 48226

Inspection Type : Special: Complaint

Inspection Result : **FAIL**

Inspector : Tyrone Ingram

Inspection ID : 32549560

The Elevator Division inspected the above premises on **09/20/2023** as required by law. Violation(s) of the Elevator Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date : **10/20/2023**

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

ELEVATORS

Elevating Device	Serial No.	Capacity	Speed

VIOLATION NOTICE

Violations

ELEVATOR - COMMON CODES

1 ELEVATOR - COMMON CODES

Testing of elevator emergency fire service- phase 1, phase 2 and smoke detector operations, shall be tested in the presence of a City of Detroit Elevator Inspector.

NON-COMPLIANT

2019 Detroit Elevator Code. Sec: 8-9-102.

2 ELEVATOR - COMMON CODES

Periodic Full load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-178.

NON-COMPLIANT

Failed items for Routine: Annual: 1st,8-171 RESPONSIBILITY

3 Failed items for Routine: Annual: 1st,8-171 RESPONSIBILITY

The holder of the Certificate of Registration or holder of Certificate for Temporary Use, shall be responsible for the care, maintenance, and proper operation of the equipment. Ord# 307-H-Sec: 8-9-171 (a).

The holder of Certificate is responsible the care, maintenance of the equipment.

NON-COMPLIANT

Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS

4 Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS

Additional Violation 1

Sec.9-1501- elevator

NON-COMPLIANT

In buildings or structures equipped with passenger elevators, at least one (1) elevator shall be maintained in operation at all time when the building or structure is occupied, provided, that a building or structure equipped with only one (1) elevator shall be permitted to have the elevator temporarily out of service for a reasonable amount of time for testing or servicing.

(Ord.No. 18-03, 7-9-03

5 Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS

Additional Violation 2

All elevators, dumbwaiters and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, or the certificate shall be available for public inspection in the office of the building operator.

NON-COMPLIANT

Ord No. 18-03 & 1, 7-9-03

6 Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS

Additional Violation 3

(2018) Property Maintenance Code Ch 9 Div 4 Part 8 Sec. 9-1 - 501 ,502

NON-COMPLIANT

VIOLATION NOTICE

Please notify the Elevator Division upon compliance of this violation.

IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Elevator Division.





Buildings, Safety Engineering & Environmental Department

City of Detroit
 Buildings, Safety Engineering and Environmental Department
 Elevator Division
 Coleman A. Young Municipal Center
 2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
 (313) 224-9401 or E-mail ELV@detroitmi.gov

VIOLATION NOTICE

11/8/2024

Permit Number: **ULE2004-00209**

Location: 400 BAGLEY - LELAND - LAND HOUS

Type of Use: Residential

Inspection Status: Administration

Telephone inquiries may be made between
 8:30 am and 3:30 pm Monday - Friday

Ramada Inn
 400 BAGLEY

DETROIT MI, 48226

Inspection Type : Administration
 Inspector : Tyrone Ingram

Inspection Result : **FAIL**
 Inspection ID : 32899751

The Elevator Division inspected the above premises on **11/06/2024** as required by law. Violation(s) of the Elevator Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date : 12/06/2024

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

ELEVATORS

Elevating Device	Serial No.	Capacity	Speed
Passenger Elevator	1483	2500	600

VIOLATION NOTICE

Violations

ELEVATOR - COMMON CODES

1 ELEVATOR - COMMON CODES

Periodic Full load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-178.

NON-COMPLIANT

Failed items for Administration,ELEVATOR - COMMON CODES

2 Failed items for Administration,ELEVATOR - COMMON CODES

Testing of elevator emergency fire service- phase 1, phase 2 and smoke detector operations, shall be tested in the presence of a City of Detroit Elevator Inspector.

NON-COMPLIANT

2019 City of Detroit Elevator Code. Sec: 8-9-102.

3 Failed items for Administration,ELEVATOR - COMMON CODES

Periodic No load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-177.

NON-COMPLIANT

4 Failed items for Administration,ELEVATOR - COMMON CODES

Periodic Full load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-178.

NON-COMPLIANT

Failed items for Routine: Annual: 1st,8-171 RESPONSIBILITY

5 Failed items for Routine: Annual: 1st,8-171 RESPONSIBILITY

The holder of the Certificate of Registration or holder of Certificate for Temporary Use, shall be responsible for the care, maintenance, and proper operation of the equipment. Ord# 307-H-Sec: 8-9-171 (a).

The holder of Certificate is responsible the care, maintenance of the equipment.

NON-COMPLIANT

Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS

6 Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS

Additional Violation 1

Sec.9-1501- elevator

NON-COMPLIANT

In buildings or structures equipped with passenger elevators, at least one (1) elevator shall be maintained in operation at all time when the building or structure is occupied, provided, that a building or structure equipped with only one (1) elevator shall be permitted to have the elevator temporarily out of service for a reasonable amount of time for testing or servicing.

(Ord.No. 18-03, 7-9-03

VIOLATION NOTICE

7	Failed items for Routine: Annual: 1st, ADDITIONAL VIOLATIONS		
	Additional Violation 2	All elevators, dumbwaiters and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, or the certificate shall be available for public inspection in the office of the building operator.	NON-COMPLIANT
		Ord No. 18-03 & 1, 7-9-03	
8	Failed items for Routine: Annual: 1st, ADDITIONAL VIOLATIONS		
	Additional Violation 3	(2018) Property Maintenance Code Ch 9 Div 4 Part 8 Sec. 9-1 - 501 ,502	NON-COMPLIANT
<u>Failed items for Special: Complaint, ELEVATOR - COMMON CODES</u>			
9	Failed items for Special: Complaint, ELEVATOR - COMMON CODES		
	Testing of elevator emergency fire service- phase 1, phase 2 and smoke detector operations, shall be tested in the presence of a City of Detroit Elevator Inspector.		NON-COMPLIANT
	2019 Detroit Elevator Code. Sec: 8-9-102.		
10	Failed items for Special: Complaint, ELEVATOR - COMMON CODES		
	Periodic Full load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-178.		NON-COMPLIANT

Please notify the Elevator Division upon compliance of this violation.

IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Elevator Division.



Buildings, Safety Engineering
& Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Elevator Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-9401 or E-mail ELV@detroitmi.gov

VIOLATION NOTICE

12/18/2024

Permit Number: ULE2004-00209

Location: 400 BAGLEY - LELAND - LAND HOUS

Type of Use: Residential

Inspection Status: Administration

Ramada Inn
400 BAGLEY

Telephone inquiries may be made between
8:30 am and 3:30 pm Monday - Friday

DETROIT MI, 48226

Inspection Type : Administration

Inspection Result : FAIL

Inspector : Tyrone Ingram

Inspection ID : 32936143

The Elevator Division inspected the above premises on **12/16/2024** as required by law. Violation(s) of the Elevator Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date : 12/19/2024

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

ELEVATORS

Elevating Device	Serial No.	Capacity	Speed
Passenger Elevator	1483	2500	600

VIOLATION NOTICE

Violations

ELEVATOR - COMMON CODES

1 ELEVATOR - COMMON CODES

Periodic Full load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-178.

NON-COMPLIANT

2 ELEVATOR - COMMON CODES

Machine room, control room and machinery spaces shall be provided with natural or mechanical means to keep the ambient air temperature and humidity in the range specified by manufactured specs. ASME A17.1-2010. Sec. 2.7.9.

NON-COMPLIANT

Failed items for Administration, ADDITIONAL VIOLATIONS

3 Failed items for Administration, ADDITIONAL VIOLATIONS

Additional Violation 1

No elevators travel to basement level on job site, elevator contractor will be installing new hoist-way, said building personnel Emanuel. Found (1) heater unit that ground level in elevator hoist-way, not functioning. Car top panel cover missing, repair ASAP. No emergency hoist-way doors release holds, in ANY of the door repair, for emergency evacuation, ASAP. Repair car top light not working.

NON-COMPLIANT

Failed items for Administration, ELEVATOR - COMMON CODES

4 Failed items for Administration, ELEVATOR - COMMON CODES

Periodic Full load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-178.

Pass due.

NON-COMPLIANT

5 Failed items for Administration, ELEVATOR - COMMON CODES

Periodic No load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-177.

NON-COMPLIANT

6 Failed items for Administration, ELEVATOR - COMMON CODES

Periodic Full load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-178.

NON-COMPLIANT

7 Failed items for Administration, ELEVATOR - COMMON CODES

Periodic Full load safety test for traction elevator shall be performed as required. 2019 City of Detroit Elevator Code. Sec. 8-9-178.

NON-COMPLIANT

Failed items for Routine: Annual: 1st, 8-171 RESPONSIBILITY

VIOLATION NOTICE

8	Failed items for Routine: Annual: 1st,8-171 RESPONSIBILITY The holder of the Certificate of Registration or holder of Certificate for Temporary Use, shall be responsible for the care, maintenance, and proper operation of the equipment. Ord# 307-H-Sec: 8-9-171 (a).	Correct condition causing hoistway elevator equipment to have corrosion and surface rust (Car safeties, hoistway door equipment, guide rails and pit equipment).	NON-COMPLIANT
<u>Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS</u>			
9	Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS Additional Violation 1	Sec.9-1501- elevator In buildings or structures equipped with passenger elevators, at least one (1) elevator shall be maintained in operation at all time when the building or structure is occupied, provided, that a building or structure equipped with only one (1) elevator shall be permitted to have the elevator temporarily out of service for a reasonable amount of time for testing or servicing. (Ord.No. 18-03, 7-9-03	NON-COMPLIANT
10	Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS Additional Violation 2	All elevators, dumbwaiters and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, or the certificate shall be available for public inspection in the office of the building operator. Ord No. 18-03 & 1, 7-9-03	NON-COMPLIANT
11	Failed items for Routine: Annual: 1st,ADDITIONAL VIOLATIONS Additional Violation 3	(2018) Property Maintenance Code Ch 9 Div 4 Part 8 Sec. 9-1 - 501 ,502	NON-COMPLIANT

Please notify the Elevator Division upon compliance of this violation.

IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Elevator Division.



ULE2004-00209

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[ULE2004-00209](#)
Unit Nbr
Floor



Address
400 BAGLEY, - LELAND - LAND HOUSE, DETROIT, MI 48226
Created By ACA
No



Inspection Type *
Special: Complaint
Request Date

02/21/2023

View Log

Inspection Contact Name
Request Comment



ULE2004-00209

Contact Phone Number

Scheduled Date *
02/21/2023

Scheduled Start Time
: AM



Special: Complaint-3...

Inspector * Current User
Tyrone Ingram

Department * Current Department
ELV - Elevator Inspector

Inspection Date
02/21/2023

Status *
FAIL

Record Comments

Result Comment [Standard Comments](#)

Completed preliminary elevator operation inspection appear to be satisfactory, check hoistway doors operation, light curtain operation, inspected elevator machine room, and operation machine, selector operation.
This unit has a number of violations, but it the only functioning elevator in building at this point in time.

[check spelling](#)

Inspection Sequence Number
32366811

Record Type *
Permits/Elevator/NA/NA
Internal use only *

[04HIS-00000-0LYF3](#)

Inspection Detail For Supervisor

ULM2011-01400

VIOLATIONS

STATUS

> Re-Inspection
03/05/2025 by David L...

LOCATION

> 400 BAGLEY
Detroit, Michigan 48226

CONTACT

> LELAND HOUSE LTD. P...

WORKFLOW

> 7 total Task
● 0 completed O...

ULM2011-01400

Cancel Help

Task Details Annual Inspection
Current Status
 Re-Inspection
Status Date
 03/05/2025
Due Date
 01/15/2025
Assigned to Department
 PLM - Plumbing Clerk
Assigned to
 03/17/2025
Action by Department
 MEC - Mechanical
 Inspector
Action By
 David Lynch
Comments
 issue violation notice
 _Process View Form

ULM2011-01400



City of Detroit
Buildings, Safety Engineering and Environmental Department
Mechanical Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3202 or (313) 224-3181 or E-mail MEC@detroitmi.gov

VIOLATION NOTICE

Permit Number: ULM2011-01400
Location: 400 BAGLEY - LELAND - LAND HOU
Inspection Status: Status
Occupancy:
 Telephone inquiries may be made between
 8:30 am and 3:30 pm Monday - Friday

Inspection Type : Status	Inspection Result : FAIL
Inspector : Robert Baumgardner	Inspection ID : 32930521

The Mechanical Division inspected the above premises on **12/16/2024** as required by law. Violations of the Mechanical Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date: 01/15/2025

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

<u>Equipment</u>	<u>Quantity</u>	<u>Notes</u>
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<u>Violations</u>		
<u>MECHANICAL ADMIN 2015</u>		
1 MECHANICAL ADMIN 2015	Admin 15-1 Safe & Operable	NON-COMPLIANT
	Restore heating system to a safe & operable condition with gas & electric on so a Mechanical inspection can be made . Michigan Residential Code 2015 Section M1202.3, Michigan Mechanical Code 2015 Section 102.3(2 boilers in basement.)	
<u>MECHANICAL FIRE SUPP 2015</u>		
2 MECHANICAL FIRE SUPP 2015	Fire Risers 1 Heated Riser Room	NON-COMPLIANT
	Provide Risers rooms with an approved permanently installed heat source capable of keeping a room temperature above 40f. MBC2015 Sect.913.3, NFPA13 - 2010 Sect.8.13.1.1	

Please notify Mechanical Division upon compliance of this violation.
IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Mechanical Division.



City of Detroit
Buildings, Safety Engineering and Environmental Department
Mechanical Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3202 or (313) 224-3181 or E-mail MEC@detroitmi.gov

VIOLATION NOTICE

Permit Number: ULM2011-01400
Location: 400 BAGLEY - LELAND - LAND HOU
Inspection Status: Status
Occupancy:
 Telephone inquiries may be made between
 8:30 am and 3:30 pm Monday - Friday

Inspection Type : Status	Inspection Result : FAIL
Inspector : Robert Baumgardner	Inspection ID : 32930521

The Mechanical Division inspected the above premises on **12/16/2024** as required by law. Violations of the Mechanical Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date: 01/15/2025

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

<u>Equipment</u>	<u>Quantity</u>	<u>Notes</u>
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<u>Violations</u>		
<u>MECHANICAL ADMIN 2015</u>		
1 MECHANICAL ADMIN 2015		
Admin 15-1 Safe & Operable	Restore heating system to a safe & operable condition with gas & electric on so a Mechanical inspection can be made . Michigan Residential Code 2015 Section M1202.3, Michigan Mechanical Code 2015 Section 102.3(2 boilers in basement.)	NON-COMPLIANT
<u>MECHANICAL FIRE SUPP 2015</u>		
2 MECHANICAL FIRE SUPP 2015		
Fire Risers 1 Heated Riser Room	Provide Risers rooms with an approved permanently installed heat source capable of keeping a room temperature above 40f. MBC2015 Sect.913.3, NFPA13 - 2010 Sect.8.13.1.1	NON-COMPLIANT

Please notify Mechanical Division upon compliance of this violation.
IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Mechanical Division.



City of Detroit
Buildings, Safety Engineering and Environmental Department
Mechanical Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3202 or (313) 224-3181 or E-mail MEC@detroitmi.gov

VIOLATION NOTICE

Permit Number: ULM2011-01400
Location: 400 BAGLEY - LELAND - LAND HOU
Inspection Status: Status
Occupancy:
 Telephone inquiries may be made between
 8:30 am and 3:30 pm Monday - Friday

Inspection Type : Status	Inspection Result : FAIL
Inspector : Robert Baumgardner	Inspection ID : 32930521

The Mechanical Division inspected the above premises on 12/16/2024 as required by law. Violations of the Mechanical Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date: 01/15/2025

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

<u>Equipment</u>	<u>Quantity</u>	<u>Notes</u>
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<u>Violations</u>		
<u>MECHANICAL ADMIN 2015</u>		
1 MECHANICAL ADMIN 2015		
Admin 15-1 Safe & Operable	Restore heating system to a safe & operable condition with gas & electric on so a Mechanical inspection can be made . Michigan Residential Code 2015 Section M1202.3, Michigan Mechanical Code 2015 Section 102.3(2 boilers in basement.)	NON-COMPLIANT
<u>MECHANICAL FIRE SUPP 2015</u>		
2 MECHANICAL FIRE SUPP 2015		
Fire Risers 1 Heated Riser Room	Provide Risers rooms with an approved permanently installed heat source capable of keeping a room temperature above 40f. MBC2015 Sect.913.3, NFPA13 - 2010 Sect.8.13.1.1	NON-COMPLIANT

Please notify Mechanical Division upon compliance of this violation.
IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Mechanical Division.



City of Detroit
Buildings, Safety Engineering and Environmental Department
Mechanical Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3202 or (313) 224-3181 or E-mail MEC@detroitmi.gov

VIOLATION NOTICE

Permit Number: ULM2011-01400
Location: 400 BAGLEY - LELAND - LAND HOU

Inspection Status: Status

Occupancy:

Telephone inquiries may be made between
 8:30 am and 3:30 pm Monday - Friday

Leland House Ltd. Partnership
 400 Bagley
 Detroit MI, 48226

Inspection Type : Status
Inspector : Robert Baumgardner
Inspection Result : **FAIL**
Inspection ID : 32985555

The Mechanical Division inspected the above premises on **02/18/2025** as required by law. Violations of the Mechanical Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date: **03/20/2025**

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

<u>Equipment</u>	<u>Quantity</u>	<u>Notes</u>
------------------	-----------------	--------------

Violations

Failed items for Status,MECHANICAL ADMIN 2015

1	Failed items for Status,MECHANICAL ADMIN 2015		
	Admin 15-1 Safe & Operable	Restore heating system to a safe & operable condition with gas & electric on so a Mechanical inspection can be made . Michigan Residential Code 2015 Section M1202.3, Michigan Mechanical Code 2015 Section 102.3(2 boilers in basement.)	NON-COMPLIANT

Failed Items for Status,MECHANICAL FIRE SUPP 2015

2	Failed items for Status,MECHANICAL FIRE SUPP 2015		
	Fire Risers 1 Heated Riser Room	Provide Risers rooms with an approved permanently installed heat source capable of keeping a room temperature above 40f. MBC2015 Sect.913.3, NFPA13 - 2010 Sect.8.13.1.1	NON-COMPLIANT

MECHANICAL ADMIN 2015

3	MECHANICAL ADMIN 2015		
	Admin 15-1 Safe & Operable	Restore heating system to a safe & operable condition with gas & electric on so a Mechanical inspection can be made . Michigan Residential Code 2015 Section M1202.3, Michigan Mechanical Code 2015 Section 102.3	NON-COMPLIANT

Please notify Mechanical Division upon compliance of this violation.

IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Mechanical Division.

ULM2011-01400

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULM2011-01400](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, Detroit, Michigan 48226

Created By ACA

No

Inspection Type *

Status

Request Date

12/10/2024

Inspection Contact Name

Request Comment

MEETING AT 130PM WITH OTHER DISCIPLINES TO VERIFY HEATING SYSTEM IS OPERATIONAL

Contact Phone Number

Scheduled Date *

12/16/2024

Scheduled Start Time

AM

Inspector * [Current User](#)

Robert Baumgardner

Department * [Current Department](#)

MEC - Mechanical Inspector

Inspection Date

12/16/2024

Status *

FAIL

Status
-32930521

Record Comments

Result Comment [Standard Comments](#)

This is an hotel currently being occupied as a long stay residence. No heat in common areas. See admin viol 15-1 and fire risers viol #1. Building to maintain min temp of 40 degrees for fire suppression.

[check spelling](#)

Inspection Sequence Number

32930521

Record Type *

Permits/Mechanical/NA/NA

Internal use only *

[11HIS-00000-0NRJ3](#)

Inspection Detail For Supervisor

ULM2011-01400

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULM2011-01400](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, Detroit, Michigan 48226

Created By ACA

No

Inspection Type *

Status

Request Date

02/18/2025

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

02/18/2025

Scheduled Start Time

AM

Inspector * [Current User](#)

Robert Baumgardner

Department * [Current Department](#)

MEC - Mechanical Inspector

Inspection Date

02/18/2025

Status *

FAIL

Status
-32985555

Record Comments

Result Comment [Standard Comments](#)

Boiler has been off line. Gas line capped. Still very cold in building, still below 40 in areas.

[check spelling](#)

Inspection Sequence Number

32985555

Record Type *

Permits/Mechanical/NA/NA

Internal use only *

[11HIS-00000-0NRJ3](#)

Inspection Detail For Supervisor

ULM2011-01400

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[ULM2011-01400](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, Detroit, Michigan 48226

Created By ACA

No

Inspection Type *

Status

Request Date

02/28/2025

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

02/28/2025

Scheduled Start Time

AM

Inspector * [Current User](#)

Robert Baumgardner

Department * [Current Department](#)

MEC - Mechanical Inspector

Inspection Date

02/28/2025

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

Violation not complied. Fire suppression shall be in an area that maintains min 40 degrees.

[check spelling](#)

Inspection Sequence Number

32994933

Record Type *

Permits/Mechanical/NA/NA

Internal use only *

[11HIS-00000-0NRJ3](#)

[Inspection Detail For Supervisor](#)

- 
- 
- 
- 
- 
- 

records

ULM2011
01400

Status
-32994933

PLMM2021-00060 - mike higgins

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[PLMM2021-00060](#)
Unit Nbr
Floor

Address
400 bagley, DETROIT, MI 48226
Created By ACA

No
Inspection Type *
Biennial Inspection
Request Date

02/17/2023

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

02/17/2023

Scheduled Start Time

AM

Inspector * [Current User](#)

Thomas Burton

Department * [Current Department](#)

PLM - Plumbing Inspector

Inspection Date

02/17/2023

Status *

OK

Record Comments

Result Comment [Standard Comments](#)

fees due 1 hour \$134.00
no violations found
#2
#4
spoke with Mike

[check spelling](#)

Inspection Sequence Number

32364421

Record Type *

Permits/PlumbingMaint/NA/NA

Internal use only *

[21CAP-00000-0062J](#)

Inspection Detail For Supervisor

BPV2022-01171 - DT-B019737, NB# 277868

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[BPV2022-01171](#)

Unit Nbr

Floor

Address

400 BAGLEY, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

External Inspection

Request Date

08/21/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

08/21/2024

Scheduled Start Time

▼ : ▼ AM ▼

Inspector * [Current User](#)

Travis Piggee ▼

Department * [Current Department](#)

BPV - Boiler PV Inspector ▼

Inspection Date

08/21/2024

Status *

--Select-- ▼

Record Comments

Result Comment [Standard Comments](#)

Violations



Record



My Tasks



BPV2022-01171



Status 32864807



External Inspection...

BPV2022-01171 - DT-B019737, NB# 277868

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[BPV2022-01171](#)

Unit Nbr

Floor

Address

400 BAGLEY, DETROIT, MI 48226

Created By ACA

No

Inspection Type *

Status

Request Date

10/04/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

10/04/2024

Scheduled Start Time

⌵ : ⌵ AM ⌵

Inspector * [Current User](#)

Travis Piggee ⌵

Department * [Current Department](#)

BPV - Boiler PV Inspector ⌵

Inspection Date

10/04/2024

Status *

PARTIAL APPROVAL WITH ⌵

Record Comments

Result Comment [Standard Comments](#)

fees still owed



Record



My Tasks



External Inspection...



BPV2022-01171



Status -32864807

SPL2022-01453 - ELECTRICAL INVESTIGATION

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[SPL2022-01453](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, Detroit, Michigan 48226

Created By ACA

No

Inspection Type *

Complaint Inspection

Request Date

11/28/2022

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

11/28/2022

Scheduled Start Time

AM

Inspector * [Current User](#)

Peter Weertz

Department * [Current Department](#)

ELE - Electrical Inspector

Inspection Date

11/28/2022

Status *

NCA - No Cause for Action

Record Comments

Investigate WDWP for the installation of base board heating systems without a permit.met with the maintenance man Emanuel hill.heaters are for temporary heat boil with the Tyrone engrem elevator inspector, tom Burton plumbing inspector, Bob Baumgartner, ,Carl craik building inspector, Bethany Smith the city's attorney. primary on floor, door needs to be locked. city's attorney asked me not write any violations.water in primary room and opened door to primary room is a hazard.see additional

[Edit](#) [Remove](#)

Result Comment [Standard Comments](#)

Date: 11/28/2022 14:13:27

Met with Louis Ramirez from Building Maintenance for a complaint inspection.

The electric baseboard heaters are cord and plug connected and do no require an electrical permit.

There is a temporary Service cable that was installed by DTE Energy supplying the service equipment at this building

[check spelling](#)

Inspection Sequence Number

32302368

Record Type *

Permits/Inspection/Special/NA

Internal use only *

[22CAP-00000-01NMI](#)

[Inspection Detail For Supervisor](#)

SPL2022-01453 - ELECTRICAL INVESTIGATION

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[SPL2022-01453](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, Detroit, Michigan 48226

Created By ACA

No

Inspection Type *

Re-inspection

Request Date

10/02/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

10/02/2024

Scheduled Start Time

AM

Inspector * [Current User](#)

Peter Weertz

Department * [Current Department](#)

ELE - Electrical Inspector

Inspection Date

10/02/2024

Status *

NO CAUSE FOR ACTION

Record Comments

Investigate WDWP for the installation of base board heating systems without a permit.met with the maintenance man Emanuel hill.heaters are for temporary heat boil with the Tyrone engrem elevator inspector, tom Burton plumbing inspector, Bob Baumgartner. ,Carl craik building inspector, Bethany Smith the city's attorney. primary on floor, door needs to be locked. city's attorney asked me not write any violations.water in primary room and opened door to primary room is a hazard.see additional

[Edit](#) [Remove](#)

Result Comment [Standard Comments](#)

[check spelling](#)

Inspection Sequence Number

32862112

Record Type *

Permits/Inspection/Special/NA

Internal use only *

[22CAP-00000-01NMI](#)

Inspection Detail For Supervisor



Buildings, Safety Engineering & Environmental Department

City of Detroit
Buildings, Safety Engineering and Environmental Department
Electrical Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-3202 or E-mail ELE@detroitmi.gov

VIOLATION NOTICE

03/20/2025

Leland House Limited Partnership
400 Bagley C/O Mike Higgins
Detroit MI, 48226

Permit Number: SPL2022-01453
Location: 400 BAGLEY - LELAND - LAND HOUS
Inspection Status: Re-Inspection
Occupancy:

Telephone inquiries may be made between
8:30 am and 3:30 pm Monday - Friday

Inspection Type : Re-inspection
Inspector : Peter Weertz
Inspection Result : **FAIL**
Inspection ID : 33013687

The Electrical Division inspected the above premises on **03/20/2025** as required by law. Violations of the Electrical Code were found to exist.

The following orders are issued and correction shall be made on or before the compliance date unless otherwise specified below.

Compliance Date: 04/19/2025

NOTE: YOUR ATTENTION IS DIRECTED TO THE COMPLIANCE DATE ON THIS NOTICE. FAILURE TO CORRECT VIOLATIONS, PROVIDE RESTITUTION AND REQUEST A REINSPECTION BY THE COMPLIANCE DATE WILL BE CAUSE FOR COURT ACTION. IF YOU CANNOT MAKE THE CORRECTIONS WITHIN THE SPECIFIED TIME AND YOU FEEL THERE IS A VALID REASON FOR DELAY, YOU MUST REQUEST AN OFFICE HEARING WITHIN THE SPECIFIED TIME FOR CORRECTIONS.

Equipment Quantity Notes

Violations

ADDITIONAL VIOLATIONS

1 ADDITIONAL VIOLATIONS

Additional Violation 1 fail, accessible to Qualified persons Only ,The isolating switch shall be accessible to Qualified persons only.NEC 2017 230.204(C) NON-COMPLIANT

Please notify Electrical Division upon compliance of this violation.
IF YOU ARE NOT THE LEGAL OWNER/CONTRACTOR, PLEASE NOTIFY THE Electrical Division.

SPL2022-01453 - ELECTRICAL INVESTIGATION

Update Reset View Log Help

Record #

[SPL2022-01453](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, Detroit, Michigan 48226

Created By ACA

No

Inspection Type

Complaint

Request Date

02/28/2025

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date

02/28/2025

Scheduled Start Time

1 : 00 PM

Inspector [Current User](#)

Peter Weertz

Department [Current Department](#)

ELE - Electrical Inspector

Inspection Date

02/28/2025

Status

INSPECTION NOT COMPI

Record Comments

Investigate WDWP for the installation of base board heating systems without a permit. met with the maintenance man Emanuel hill. heaters are for temporary heat boiler not working. met with the Tyrone engrem elevator inspector, tom Burton plumbing inspector, Bob Baumgartner, Carl craik building inspector, Bethany Smith the city's attorney. primary electrical room water on floor, door needs to be locked. city's attorney asked me not write any violations. water in primary room and opened door to primary room is a hazard. see additional violations in checklist.

[Edit](#) [Remove](#)

Result Comment [Standard Comments](#)

[check spelling](#)

Inspection Sequence Number

32994954

Record Type

Permits/Inspection/Special/NA

Internal use only

[22CAP-00000-01NMI](#)

[Inspection Detail For Supervisor](#)



Complaint
32994954

SPL2022-01453 - ELECTRICAL INVESTIGATION

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #

[SPL2022-01453](#)

Unit Nbr

Floor

Address

400 BAGLEY, - LELAND - LAND HOUSE, Detroit, Michigan 48226

Created By ACA

No

Inspection Type

Re-inspection

Request Date

03/20/2025

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date

03/20/2025

Scheduled Start Time

: AM

Inspector [Current User](#)

Peter Weertz

Department [Current Department](#)

ELE - Electrical Inspector

Inspection Date

03/20/2025

Status

FAIL

Record Comments

Investigate WDWP for the installation of base board heating systems without a permit.met with the maintenance man Emanuel hill.heaters are for temporary heat boiler not working. met with the Tyrone engrem elevator inspector, tom Burton plumbing inspector, Bob Baumgartner. ,Carl craik building inspector, Bethary Smith the city's attorney. primary electrical room water on floor, door needs to be locked. city's attorney asked me not write any violations.water in primary room and opened door to primary room is a hazard.see additional violations in checklist.

[Edit](#) [Remove](#)

Result Comment [Standard Comments](#)

[check spelling](#)

Inspection Sequence Number

33013687

Record Type

Permits/Inspection/Special/NA

Internal use only

[22CAP-00000-01NMI](#)

Inspection Detail For Supervisor



City of Detroit
Buildings, Safety Engineering and Environmental Department
Elevator Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226
(313) 224-9401

ELEVATOR PERMIT

SITE ADDRESS:	400 BAGLEY	PERMIT NO.: ELV2024-00045
PARCEL NUMBER:	02002293-6	APPLIED: 03/01/2024
TYPF OF WORK:	Existing	ISSUED: 04/10/2024
TYPE OF USE:	Commercial	EXPIRES: 10/07/2024
PERMIT DESCRIPTION:	CITY# 1476 REPLACE DOOR OPERATOR	

<u>Owner</u>	<u>Applicant</u>	<u>Contractor</u>
Leland House 400 BAGLEY ST DETROIT, MI 48226-1305	Elevator Technology 4628 St. Aubin Detroit, MI 48207	Elevator Technology, Inc. 4628 St. Aubin Detroit, MI 48207

Elevators				
Elevating Device	Car Type	Machine Type	Cable Type	Serial No.
Passenger Elevator				1476

Fees		
Type	Date	Amount
Door Operator	03/01/2024	\$560.00
Total:		\$560.00

Please be advised per the current City of Detroit Elevator Code: Each permit issued by the code official under the provisions of the code shall expire by limitation and become null and void if the work authorized by the permit has not begun within 180 days from the issued date of the permit or if not inspected, after the work has begun for a period of 180 days. Before the work may be restarted, the permit shall be reinstated if the code has not changed. If the code has changed and the work was not started, a new permit is required based on the current requirements.



ELV2024-00045

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #

[ELV2024-00045](#)

Unit Nbr

Floor



Address

400 BAGLEY, 48226

Created By ACA

No

Inspection Type *

Alteration

Request Date

11/06/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

11/06/2024

Scheduled Start Time

⌵ : ⌵ AM ⌵

Inspector * [Current User](#)

Tyrone Ingram ⌵

Department * [Current Department](#)

ELV - Elevator Inspector ⌵

Inspection Date

11/06/2024

Status *

OK ⌵

Record Comments

Result Comment [Standard Comments](#)

Travel to job site, meet-up with elevator mechanic Warren, of Elevator Tec, permit inspection completed for a door new installation, appears to be satisfactory,



SPL2024-01474

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[SPL2024-01474](#)
Unit Nbr
Floor

Address
400 BAGLEY, 48226
Created By ACA
No

Inspection Type *
Complaint
Request Date

10/03/2024

Inspection Contact Name

Request Comment

Contact Phone Number

Scheduled Date *

10/03/2024

Scheduled Start Time

AM

Inspector * Current User

Toriance Tyson

Department * Current Department

PLM - Plumbing Inspector

Inspection Date

10/06/2024

Status *

INSPECTION NOT COMPI

Record Comments

Result Comment [Standard Comments](#)

INSPECTION HAVE BEEN CALLED IN BY PLUMBING SUPERVISOR

INFORMATION INSPECTION

MET WITH THE MANAGER

NOTE: THERE WAS A WATER DISTRIBUTION LEAK IN LOWER LEVEL PIPE SHAFT (COLD WATER DISTRIBUTION)

THE LEAK WAS ADDRESSED AND HAVE A TEMPORARY REPAIR DUE TO THE BUILDING IS OCCUPIED AT THIS TIME.

THE MANAGER SAYS THE LEAK HAPPENED DURING A PREVIOUS CITY INSPECTION.

ALSO THERE IS A LEAK OUTSIDE OF BUILDING AT THE FIRE SUPPRESSION SYSTEM (FRONT OF BUILDING)

THE MANAGER SAYS HE WILL ADDRESS IT RIGHT AWAY.

INSPECTION NOT COMPLETE DUE TO SCHEDULE ANOTHER INSPECTION CONCERNING LEAK OUTSIDE OF BUILDING (FIRE SUPPRESSION SYSTEM)

ALSO THERE WILL BE A RECOMMENDATION FOR THE MECHANICAL AND FIRE DEPARTMENT FOR INSPECTION.

INSPECTION NOT COMPLETE

[check spelling](#)

Inspection Sequence Number

32863507



Complaint
-32863507



SPL2024-01474

[Update](#) [Reset](#) [View Log](#) [Help](#)



Record #
[SPL2024-01474](#)
Unit Nbr
Floor



Address
400 BAGLEY, 48226
Created By ACA
No



Inspection Type *
Complaint
Request Date

10/03/2024

Records

Inspection Contact Name

Request Comment



Contact Phone Number

Scheduled Date *

10/07/2024



Scheduled Start Time

⌵ : ⌵ AM ⌵

Complaint
-32864089

Inspector * [Current User](#)

Thomas Burton ⌵

Department * [Current Department](#)

PLM - Plumbing Inspector ⌵

Inspection Date

10/07/2024

Status *

INSPECTION NOT COMPL ⌵

Record Comments

Result Comment [Standard Comments](#)

inspected complaint on water leaking onto sidewalk from fire riser hookup spoke with manager he is aware and is in the process of getting it fixed inspection not called in

[check spelling](#)

Inspection Sequence Number

32864089

Record Type *

Permits/Inspection/Special/NA

Internal use only *

[24CAP-00000-01SHG](#)

Inspection Detail For Supervisor

SPL2024-01474

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Record #
[SPL2024-01474](#)
Unit Nbr
Floor

Address
400 BAGLEY, 48226
Created By ACA
No

Inspection Type *
Re-inspection
Request Date

12/13/2024

Inspection Contact Name

Request Comment

AFTERNOON REQUEST BY LAW DEPT.

Contact Phone Number

Scheduled Date *

12/16/2024

Scheduled Start Time

AM

Inspector * [Current User](#)

Thomas Burton

Department * [Current Department](#)

PLM - Plumbing Inspector

Inspection Date

12/17/2024

Status *

FAIL

Record Comments

Result Comment [Standard Comments](#)

inspected 28 units tested plumbing fixtures unit 1939,1954 bathtubs clogged need to be cleared for water go drain MPC 2021 102.3
need to get entry for units 1859,907 due to dog in unit MPC 2021 104.4
inspection requested by legal
walked inspection with building inspector brandon and manager of building

[check spelling](#)

Inspection Sequence Number

32934095

Record Type *

Permits/Inspection/Special/NA

Internal use only *

[24CAP-00000-01SHG](#)

Inspection Detail For Supervisor

SPL2024-01474

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[SPL2024-01474](#)
Unit Nbr
Floor

Address
400 BAGLEY, 48226
Created By ACA
No

Inspection Type *
Re-inspection
Request Date

02/27/2025

Inspection Contact Name

Request Comment

MEET FOR INSPECTIONS
meet in the 2nd floor lobby at 1:30 Friday.

Contact Phone Number

Scheduled Date *

Close '2025

Scheduled Start Time

: AM

Inspector * Current User

Thomas Burton

Department * Current Department

PLM - Plumbing Inspector

Inspection Date

03/02/2025

Status *

OK TO PROCEED

Record Comments

Result Comment [Standard Comments](#)

inspected plumbing fixtures in units 1653,1623,1047,741 no violations found at this time
ok to proceed

[check spelling](#)

Inspection Sequence Number

32994453

Record Type *

Permits/Inspection/Special/NA

Internal use only *

[24CAP-00000-01SHG](#)

Inspection Detail For Supervisor

SPL2024-01804

[Update](#) [Reset](#) [View Log](#) [Help](#)

Record #
[SPL2024-01804](#)
Unit Nbr
Floor

Address
400 BAGLEY, 48226
Created By ACA
No

Inspection Type *
Administration
Request Date

12/17/2024

Inspection Contact Name
Request Comment

Contact Phone Number

Scheduled Date *
12/16/2024

Scheduled Start Time
: AM

Inspector * Current User
Brandon Stefanski

Department * Current Department
BLD - Building Inspector

Inspection Date
12/16/2024

Status *
WORK NOT COMPLETE

Record Comments

Result Comment [Standard Comments](#)

Out on special inspection. Met with Jason Harrison (Law Dept.), Lewis (Building Owner's Representative), Emmanuel (Building Maintenance/Engineer) and BSEED inspection team to include Inspector Baumgardner (Mech.), Piggee (Boiler), Burton (Plumbing), Ingram (Elevator) and Craik (Property Maintenance). Found occupied 21 story Leland Hotel, with active fire alarm in place and fire alarm panel displaying "Systems Normal". Pull stations at each stair way egress entry and speakers installed at each end of the corridors. (3) stairways in building with upper occupied floors have operational egress doors, egress light pack and closers at stairways. Operational elevators with stand-alone fire alarm system. No fire pump. Existing gravity fed standpipes concealed behind stairway walls. However, no heat in any common areas. Discussed inspection objectives and provided documentation from Mr. Harrison regarding the eight items listed for proof of funds for emergency repairs. We were informed there are 40 occupants in the building, but only was provided access to 29 units. List of units provided in comments section of special inspection record. Units displayed habitable conditions with no peeling paint, electrical base board heat, smoke alarms, hot water and restroom fixtures. Units noted with smoke alarm deficiencies or no access provided. Observed in basement existing boilers in place but turned off for decommissioning. Newer shut off valve installed in the basement for stairway standpipes. No exit sign or fire doors/fire barriers at basement or basement stairways. No lead report provided from ownership.
Rec: Special Inspection/Hold

[check spelling](#)

Inspection Sequence Number
32936540

Record Type *
Permits/Inspection/Special/NA

Internal use only *
[24CAP-00000-029T9](#)

Inspection Detail For Supervisor

Administrati...
-32936540

SPL2024-01804

Update Reset View Log Help

Record #
[SPL2024-01804](#)
Unit Nbr
Floor

Address
400 BAGLEY, 48226
Created By ACA
No

Inspection Type *
Administration
Request Date

02/27/2025

Inspection Contact Name
Request Comment

Contact Phone Number

Scheduled Date *
02/28/2025

Scheduled Start Time
: AM

Inspector * Current User
Brandon Stefanski

Department * Current Department
BLD - Building Inspector

Inspection Date
02/28/2025

Status *
INSPECTION NOT COMPL

Record Comments

Result Comment [Standard Comments](#)

Out on special inspection. Met with Emmanuel (Building Maintenance/Engineer), Building Inspector Craik (Property Maintenance) and Plumbing Inspector Burton (Plumbing). Found 4 more units access available to conduct inspection. However, Inspector Craik indicated he would lead today's inspection and my assistance was not required.
Rec: Special Inspection/Hold

[check spelling](#)

Inspection Sequence Number
32994524

Record Type *
Permits/Inspection/Special/NA

Internal use only *
[24CAP-00000-029T9](#)

Inspection Detail For Supervisor

Administrati...
-32994524