

**NOTICE OF EMERGENCY ORDERED DEMOLITION****DETROIT CITY CODE 8-17-41 through 8-17-45****NESHAP, 40 CFR 61 SUB PART M****RECORD NUMBER: DNG2025-02293****December 19, 2025**

THE CITY OF DETROIT BUILDING OFFICIAL HAS DETERMINED THAT THE BUILDING(S) AND/OR STRUCTURES(S) LOCATED AT: **14501 E Jefferson AKA BLD 101 West Part** BLDG ID: **101** HAS BEEN INSPECTED, IS/ARE STRUCTURALLY UNSOUND, UNSAFE, DANGEROUS, IS IN ACTUAL AND IMMEDIATE DANGER OF COLLAPSE OR FAILURE OF A BUILDING OR STRUCTURE OR ANY PART THEREOF OR WHERE SUCH OTHER CONDITIONS EXIST WHICH WOULD ENDANGER LIFE, OR CONSTITUTE A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC. THE DEMOLITION OF THIS STRUCTURE SHALL BEGIN IMMEDIATELY.

**THE BUILDING OFFICIAL HEREBY ORDERS AS FOLLOWS:**

1. Any and all occupants must immediately vacate the building(s) and/or structure(s). It is unlawful for any person to enter or occupy the building(s) and/or structure(s) without written permission from the Building Official. Permission may be granted for demolition or any other purpose deemed appropriate by the Building Official.
2. With written permission from the Building Official, you may be allowed to conduct demolition of the building(s) and/or structure(s) through use of contractors of your choice if such contractors are properly licensed by the City of Detroit. You must apply for this permission at the City of Detroit, Buildings, Safety Engineering and Environmental Department located in the Coleman A. Young Municipal Center, 2 Woodward Avenue, Fourth Floor, Detroit, MI within three (3) business days of the date on this Notice of Emergency Demolition. Please note the Building Official may demolish the building(s) and/or structure(s) within this three (3) business day period to protect the health, safety and welfare of the public.
3. You are entitled to make written request for and to have an administrative hearing before the Building Official and/or his designated representative in which you may provide any testimony, documents and/or other evidence related to demolition of the buildings and/or structure(s). You must make a written request for this hearing at the City of Detroit, Buildings, Safety Engineering and Environmental Department located in the Coleman A. Young Municipal Center, 2 Woodward Avenue, Fourth Floor, Detroit, MI within ten (10) days of the date of this Notice of Emergency Demolition. Please note that the Building Official may demolish the building(s) or structure(s) prior to any requested hearing to protect the health, safety and welfare of the public.

cc: Honorable City Council  
Randy Hargraves, Chief of Construction  
Historic District Commission, P&DD

REAL DETROIT PROPERTIES LLC

32600 Telegraph Ste 100, Bingham Farms, MI 48025



David Bell

DIRECTOR, Buildings, Safety Engineering and Environmental Department

**A copy of this notice shall be posted on the building(s)/structure(s) and mailed to the owner(s) and taxpayer(s) of record.**