

Detroit Property Maintenance Code Lead Amendment Compliance



**STEVEN LEGGAT, CHIEF
PROPERTY MAINTENANCE DIVISION
BUILDINGS, SAFETY ENGINEERING
AND ENVIRONMENTAL DEPARTMENT
CITY OF DETROIT**

Mission



The Buildings, Safety Engineering and Environmental Department provides for the safety, health and welfare of the general public as it pertains to buildings and their environments in an efficient, cost-effective, user-friendly and professional manner.

Responsibility of the Property Maintenance Division



- **Inspect Structures and enforce compliance with government regulations**
 - Investigate and Report complaints regarding:
 - ✦ physical hazards
 - ✦ code violations
 - ✦ blight conditions
 - ✦ zoning Violations

All structures in the City of Detroit are subject to inspection, except:



- **US Gov't. buildings (i.e. DEA, ATF)**
- **State of Michigan buildings AFC, WSU (unlicensed AFC homes will be Inspected)**
- **Wayne County (i.e. Jail)**
- **Owner-occupied single family dwellings (unless due to a complaint)**

These government regulations can be grouped into the following categories:



- Industrial
- Commercial
- Institutional
- Vacant Properties
- Signs
- Zoning
- 1 & 2 Family Dwellings
- Multiple Dwellings

Rental Residential Dwellings Requires:



- **Annual Registration**
- **Annual Inspections**
 - Failed Inspections will result in a Correction Order being issued to the owner of record by first (1st) class US mail.

A Correction Order Contains



- Listing of observed physical violations
- Administrative Violations
- Information on how to obtain compliance.
- The date the violations must be addressed to avoid further action.

The Correction Order



CORRECTION ORDER

CITY OF DETROIT
Municipal Ordinance Violation Bureau
Property Maintenance Branch
Buildings and Safety Engineering Department
Room 418, Coleman A. Young Municipal Center
Detroit, Michigan 48226

Case Number: PMB2004 [REDACTED]
Location: [REDACTED] ANNABELLE
Inspector: [REDACTED]
Units: 1.00
Occupancy: Single Family Dwelling
Sector: 05 District: 61
Telephone: 313-224-2773 (3SEDD)

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

August 16, 2010

[REDACTED]
[REDACTED] SSETT
DETROIT, MI 48217-1647

The Property Maintenance Branch inspected the above premises on [REDACTED]

Violations of the Detroit **Property Maintenance Code** and/or **Official Zoning Ordinance** were found to exist and corrections shall be made on or before **09/16/2010**.

Violations

| | | |
|---|---------------------------|--|
| 1 | INSPECTION | Arrange for an interior inspection of this rental property. |
| 2 | RENTAL REGISTRATION | Register this rental property as required by Detroit Property Maintenance Code, Sec 9-1-81 |
| 3 | CERTIFICATE OF COMPLIANCE | Secure the Certificate of Compliance as required by Detroit Property Maintenance Code, Sec 9-1-36. |
| 4 | EXTERIOR OF DWELLING | Remove all loose peeling paint and repaint dwelling. |
| 5 | GARAGE | Remove all loose and scaling paint and repaint surfaces of garage with paint or other approved preservatives. |
| 6 | LEAD CLEARANCE | Provide a report of lead clearance to the Department from a certified lead inspector or certified risk assessor as required by Section 9-1-82 of the 1984 Detroit City Code. |

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.

Violation:

Lead Clearance



- **Provide a report of lead clearance to the Department from a certified lead inspector or certified risk assessor as required by Section 9-1-82 of the 1984 Detroit City Code.**

Why LEAD is an issue



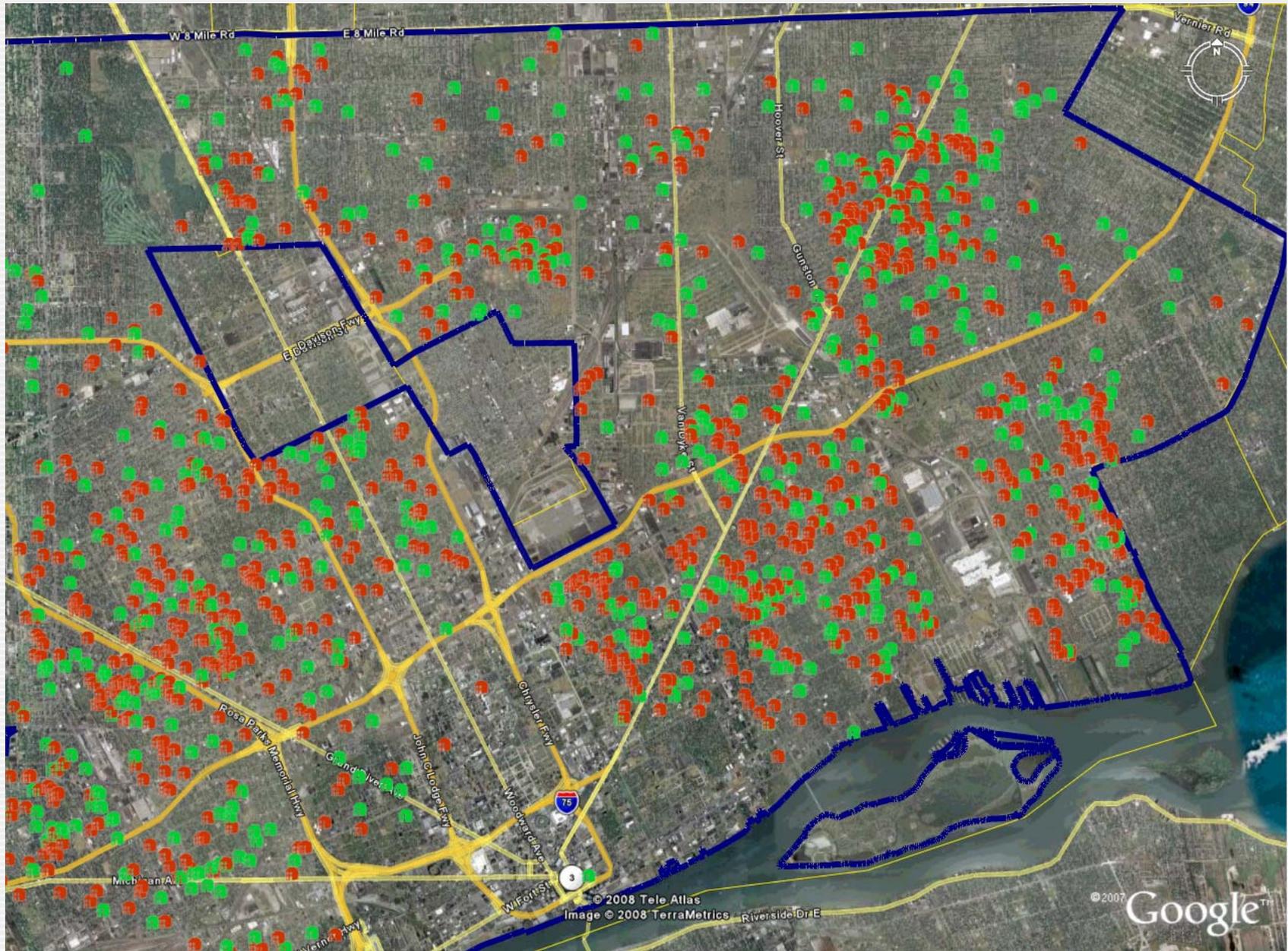
- Damages children's developing brains and nervous system
- The affects are irreversible
- Reduce IQ and cognitive functioning
- Causes anemia
- Hearing loss

Why LEAD is an issue

(Cont'd)



- **Attention Deficit Disorder**
- **Has been link to juvenile delinquency**
- **Hyperactivity**
- **900 – 1000 Detroit children will be poisoned by lead this year**
- **Approximately 80% of dwellings (100,000) are not lead safe.**



Benefits of the Lead Amendment to the Property Maintenance Code.



- Kids will be safer, healthier,
- Reduced health expenses, families calmer
- Housing will be more marketable
- People more willing to move/stay in Detroit
- Fewer vacant homes

Benefits of the Lead Amendment to the Property Maintenance Code.



(Cont'd)

- **Improved living environment**
- **more vigorous, prosperous community**
- **Increased awareness, safer homes/safer children**
- **fewer lead poisonings than ever before**
- **20% (25,000) Residences are lead safe**

Items provided with a Correction Order



- **Lead Clearance Certificate Form**
- **Certificate of Rental Registration Form**
- **Vacant Property Registration form**
- **List of Local Lead Risk Inspectors**
- **An Invoice for the inspection fee**

The Lead Clearance Certificate is REQUIRED for all Rental properties



Lead Clearance Certificate

Buildings, Safety Engineering and Environmental Department
Coleman Alexander Young Municipal Center
2 Woodward Avenue, Suite 412
Detroit, Michigan 48226

This form must be completed by an authorized licensed lead professional and submitted to the Property Maintenance Division of Detroit's Buildings and Safety Engineering and Environmental Department, along with the following reports: Lead Inspection; Lead Hazard Assessment; Lead Clearance; and all related laboratory results, to be accepted.

Subject Property Location: _____
Street City State Zip

Risk Assessor Name: _____ Phone # _____ State Certification # _____

Risk Assessor's Address: _____
Street City State Zip

Company Name: _____

Company Address (if different than above): _____
Street City State Zip

Property Owners Name: _____ Phone # _____

Property Owner Address: _____
Street City State Zip

Attach additional applications, if more than one owner [complete ownership info only on the attached sheet(s)].

Date of Lead Inspection: _____ Date of Lead Hazard Assessment: _____

Were lead hazards found? NO YES if yes, what type: (check all that apply) paint dust soil

Soil sampled? NO Yes (bare soil areas in play areas, drip-line/foundation, and other locations where the exposed soil area exceeds 9 square feet)

Note: If soil conditions cannot be ascertained because of snow cover, risk assessor must return at a later date and re-evaluate the need for soil sampling. If sampling is required, risk assessor must issue a report addendum with the test results and other required information - R325.99404.

Lead-based paint detection technique used (check one): paint chip samples XRF

Date clearance performed: _____

Visual inspection passed: YES NO Scope of work completed: YES NO

Containment used: YES NO Number on rooms inspected: _____

Type of hazard control option(s) used (check one): interim abatement both interim and abatement

If a soil hazard was identified which type of control was implemented: (check one) interim abatement

Laboratory results of dust wipe samples taken during clearance: if no containment used, a minimum of eight (typical) samples required, one from the floor and window in each of the four rooms required to be tested; if containment is used, no minimum, a floor and window from not less than four rooms within the containment (all if less than four) plus one from outside each containment - R325.99407 (check one): passed failed

The undersigned hereby acknowledges that the information provided herein is accurate and true. The undersigned accepts full and irrevocable responsibility for the validity of the information provided and any regulatory liability for failure to comply with all federal, state, and local requirements.

Clearance Inspector's State Certification # _____

Clearance Inspector's Name: _____ Print Signature: _____ Sign Date: _____

DET- 000000

A Certificate of Registration Rental is REQUIRED for all Rental properties



CERTIFICATE OF REGISTRATION RENTAL

License No. PMB2005-09610

City of Detroit
Buildings & Safety Engineering Department
402 Coleman A. Young Municipal Center
Detroit, Michigan 48226
(313)628-2451

NON TRANSFERABLE
THIS RENTAL REGISTRATION IS NOT A
CERTIFICATE OF COMPLIANCE

Location: 

Expiration Date: August 17, 2011

Type of Use: Single Family Dwelling

Number of
Dwelling Units: 1.00

Number of
Sleeping Units: 0.00



THIS LICENSE MUST BE DISPLAYED

A Certificate of Compliance is REQUIRED for all Rental and Commercial properties



Call (313) 224-BSED (2733) for re-inspection
A re-inspection fee may be required

Case No: ANN2004-1[REDACTED]
Issue Date: 8/17/2010

[REDACTED]
[REDACTED]
DETROIT, MI 48201

Property Location: [REDACTED]

Tenant: [REDACTED]

Square Feet: 22,057

Legal Occupancy: MASONARY RENTAL HALL

Expiration Date: 2/24/2011

| | | |
|--|-------------------|------------------------|
| CERTIFICATE OF COMPLIANCE | | Case No: ANN2004-13310 |
| City of Detroit Buildings & Safety Engineering Department 412 Coleman A. Young Municipal Center Detroit, Michigan 48226 (313)224-2733 Property Maintenance Enforcement Branch | | |
|  | | |
| Issued to: | [REDACTED] | |
| | [REDACTED] | |
| | DETROIT, MI 48201 | |
| Property Location: [REDACTED] | | |
| <small>The property has been inspected and found to be in compliance with the Correction Order issued under the authority of the Property Maintenance Code of the City of Detroit. Occupancy and use of the premises as a MASONARY RENTAL HALL is hereby approved.</small> | | |
| <small>Failure to maintain this premises in good repair shall be cause for termination of this certificate.</small> | | |

Current Statistics



| | Detroit's | | U.S. |
|----------------------------|----------------|-------------|-------------|
| | Qty. | Percent | Percent |
| Total Housing Units | 367,789 | | |
| Occupied Units | 274,853 | 74.7 | 88.0 |
| Owner Occ. Units | 150,644 | 54.8 | 67.1 |
| Renter Occ. Units | 124,209 | 45.2 | 32.9 |
| Vacant Units | 92,936 | 25.3 | 12.0 |

The Buildings, Safety Engineering and Environmental Department



| Outputs: | 2010-11 |
|--|----------------|
| Units of Activity directed toward Goals | Target |

| | |
|---|--------|
| EBLL Investigations | 1,000 |
| Multiple Dwelling Inspections | 5,200 |
| 1 and 2 Family Rental Inspections | 20,000 |
| Commercial Property Maintenance Inspections | 20,000 |
| Zoning Special Land Use Grant Inspections | 2,000 |
| DAH Tickets Issued | 30,000 |