



DEPARTMENT OF
Buildings, Safety Engineering &
Environmental


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MEMORANDUM

TO: Gabriela Santiago-Romero, City Council Member
Detroit City Council

THRU: Mary Sheffield, Council President
Detroit City Council

FROM: Arthur Rushin, Chief Enforcement Officer, PMB Division
Building, Safety Engineering and Environmental Department 

DATE: November 9, 2023

RE: DLBA Memorandum of Understanding 2023

This memorandum is in response to your request for the Buildings, Safety Engineering and Environmental Department (BSEED) to provide a detailed response to the "Third Amended Restated Memorandum of Understanding (MOU)". We submit the following:

1. Please provide the criteria the Building, Safety Engineering and Environmental Department (BSEED) uses when conducting an inspection of a property.

The criteria that the Buildings, Safety Engineering & Environmental Departments (BSEED) use is based on the Detroit City Code 18-17-21 thru 8-17-28. The department inspects every building or structure reported as dangerous and or blighted. The following criteria is followed for issuing an "Ordered Demolished" (ODM) recommendation.

During a dangerous building complaint inspection, if the building or structure is vacant and open to trespassing, not maintained for more than 180 days, and not listed for sale, fire damaged, and structurally defective, the owner/interested party of record will be notified of the condition of the property to attend a hearing before the Department of Appeals and Hearing to seek compliance. If the owner fails to comply, the property will be recommended to the City Council Dangerous Buildings Hearing.

An emergency demolition inspection occurs when the inspector finds a building or structure a danger to the public within 24 hours of the received complaint from various sources, including the Detroit Fire Department (DFD). Any building or structure found to be fire damaged to the interior, exterior, is identified to be structurally unsound, unsafe, in actual and immediate danger of collapse, and poses a threat to the health, safety, and welfare of the public is immediately resulted as an "Emergency Demolition Order" issued by the Building Official. The owner/interested parties are notified by certified mail and regular mail of the department's findings.



BSEED also recommends structures to the Detroit Land Bank Authority (DLBA) that are vacant, blighted, and salvageable for nuisance abatement lawsuits.

2. When does the Department provide an inspection? (e.g., dangerous building, nuisance abatement, emergency demolition)

BSEED receives dangerous building complaints and inspection requests from various sources, including but not limited to residents, City departments, Your Honorable Body, other agencies, walk-in customers, telephone calls, and or written correspondence. Inspectors perform dangerous building complaint inspections to verify that the dangerous condition exists within 24 to 48 hours. Inspectors document the condition of the building or structure by providing a written report, posting condemned, dangerous, and unsafe placards, and providing photographs of all the inspection types (Fire Run, Emergency, DB Complaint, Survey etc.) All information is to be uploaded onto the departments Accela system for all inspection types.

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

AR:sc

CC: Honorable City Council
David Bell, Director, BSEED
Malik Washington, City Council Liaison