



To: Councilmember Latisha Johnson, District 4
From: David Bell, Director of Buildings, Safety, Engineering. Environmental Department
Date: March 27, 2025
Re: Responses to 2025-2026 BSEED Budget Analysis

Please find below responses to your questions sent on March 21, 2025, regarding the Fiscal Year 2026 Proposed Budget for the Buildings, Safety Engineering and Environmental Department (BSEED).

- 1. With the new rental ordinance that went into effect in January, it should be easier for landlords to become compliant with rental regulations in the City of Detroit. However, many rental properties do not register properly as rental properties. How has the process of getting landlords registered been going, and will new ordinance require additional financial resources to ensure its success**

The process for getting landlord registered is going well. Landlords can register their rental property online without cost. Landlords without online access can register their property in a paper form. There are online and written instructions to aid landlords in filling out the documents.

- 2. The seawall at A.B. Ford Park is damaged, allowing water to pass through the barrier.**
 - a. What is the inspection, maintenance, and enforcement standards for public seawalls in the City?**

The General Services Department (GSD) is responsible for public seawalls.

- b. Is additional funding required to maintain our public seawalls in a good state of repair?**

This question should be addressed by GSD.

- 3. After a BSEED inspector goes to a rental property to conduct an inspection, what is the timeline and process before action is taken?**

Registered rental property owners are given 30 days for non-emergency violations. Owners can request an extension for non-emergency violations. Owners that fail to comply with the correction order will receive a blight violation notice.



- 4. In last year's budget presentation, BSEED listed the implementation of an air quality monitoring network as a goal. What is the status of this project? How will this information supplement EPA's monitoring and how will this data be utilized to increase the quality of life for residents.**

Air Quality Monitors have been placed on buildings and are currently being electrified and connected to the city's network.

The Environmental, Great Lakes, and Energy Department (EGLE) monitors air quality in Detroit and reports this data to the Environmental Protection Agency (EPA). The monitors being placed by the City of Detroit will be available to EGLE to supplement their data. In addition, the information will be available to residents in real time providing the Air Quality Index. "The U.S. Air Quality Index (AQI) is EPA's tool for communicating about outdoor air quality and health. The AQI includes six color-coded categories, each corresponding to a range of index values. The higher the AQI values, the greater the level of air pollution and the greater the health concern. For example, an AQI value of 50 or below represents good air quality, while an AQI value over 300 represents hazardous air quality."

- 5. In 2014, City Council obliged to BSEED's request to repeal the pre-sale inspection ordinance which required sellers of one or two-family dwellings to obtain a City inspection and make any noted repairs or corrections before receiving a Certificate of Approval.**

- a. What funding or capacity needs would BSEED require to reinstitute this practice?**

BSEED previously assigned approximately 14 inspectors to cover all seven districts. The total estimated funding cost to run the program will be \$1,627,254.

- b. What would be the inspection fee for single-family and two-family dwellings?**

The inspection fee is \$350 for a single-family dwelling and \$380 for a two-family dwelling.



6. BSEED encourages developers to start with a free Preliminary Plan Review (PPR) early in the process. Has the number of developers who use that service increased.

There has been an increase in the number of developers who utilize the Preliminary Plan Review process.

Year	Number of PPRs Conducted
2020	110
2021	108
2022	136
2023	134
2024	123