



**BUILDINGS, SAFETY ENGINEERING
AND ENVIRONMENTAL DEPARTMENT**

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To: Councilmember Coleman A. Young II
From: David Bell, Director of the Buildings, Safety, Engineering, Environmental Department
Date: April 2, 2025
Re: Responses to 2025-2026 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, Environmental Department

1. What steps is BSEED taking to accelerate the permitting process for new housing developments and business expansions while ensuring safety and compliance?

BSEED has added the OpenCounter Residential Portal to our existing online permitting portals which makes the residential permitting process more user-friendly; faster, easier to understand and more efficient. We are also integrating additional features of the licensing and permitting software based on benchmark against other municipalities to improve utilization, capabilities, automation and customer experiences. In addition, we are streamlining our Business Licensing processes which will include extending the business license expiration and renewal period as well as eliminating duplicate requirements in the licensing requirement.

2. With a growing focus on neighborhood revitalization, how is BSEED ensuring that commercial property owners are maintaining safe and up-to -code buildings?

We continue to work with the Detroit Economic Growth Corporation (DEGC) and Department of Neighborhoods (DON) Business Liaison in each district with educational clinics.

Our Commercial Corridor team continues to work with the General Service Department (GSD) Blight to Beauty (B2B) to address blighted buildings on our 43 corridor streets.

3. Are there any incentives or programs to encourage developers and homeowners to adopt green building practices and energy-efficient upgrades?

There is no direct incentive through BSEED but there are other programs that offer incentives to homeowners and developers such as the:

1. SmartBuildings Detroit Program which offers financial assistance, including grants and loans to commercial, institutional and public buildings for energy efficiency and renewable energy improvements.



2. Detroit Energy Efficiency and Solar Roadmap which offers technical assistants to non-profit organizations, faith-based organizations and affordable multi-family properties in adopting energy-efficient and solar technologies to reduce energy consumption.
3. DTE Energy Efficiency Assistance Program which offers free energy upgrades and services to eligible low-income households, including upgrades to HVAC and insulation to improve energy efficiency.
4. Michigan Home Energy Rebate (MiHER) is a Statewide wide program that offers rebates for whole-home energy efficiency upgrades and electrification efforts aimed to lower the cost of energy-efficient technologies and is available to Detroit residents.

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CC: Honorable City Council
Malik Washington