

11/13/2024

Code Enforcement Report

Address	Business name	Violation	Inspection Type	Category	Status
18239 W 12 MILE RD	INDUS CENTER FOR AC	ADDRESS NUMBERS TO BE CLEARLY VISIBLE FROM THE CENTER OF THE ROAD	RE-INSPECTION - OR	Property Identificatio	Complied

1. 304.3 Premises identification

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

INSPECTOR COMMENTS: ADDRESS NUMBERS TO BE CLEARLY VISIBLE FROM THE CENTER OF THE ROAD

18239 W 12 MILE RD	INDUS CENTER FOR AC	METAL SHELVING DUMPED AT REAR - REMOVE	RE-INSPECTION - OR	DEBRIS	Complied
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1. 54-66 Outside storage for unsightly or offensive materials.

No person shall cause or permit the premises he owns or otherwise has under his occupancy or control or the adjoining right-of-way to be used for the outside storage (outside of an appropriate container or building) of garbage, sewage, filth, refuse, dead or cut tree branches, waste, including yard waste, trash, debris, litter, rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any unsightly, offensive or obnoxious materials. All land areas found to be used for such purposes or to be strewn with such materials are declared to be public nuisances.

(Code 1991, art. V, ch. 7, § 108)

INSPECTOR COMMENTS: METAL SHELVING DUMPED AT REAR - REMOVE

28505 SOUTHFIELD RD	HELP CENTER INVEST	PARKING BLOCK BLOCKING SIDEWALK - REPLACE IN CORRECT POSITION	RE-INSPECTION - OR	Parking Lot Repair	Letter Sent
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1. Article 5.0 Site Standards (Parking Block)

The following are required except as modified for the R1 and R2 districts as provided in Section 5.13.16 and 5.13.17. Bumper stops, curbing or wheel chocks shall be provided to prevent any vehicle from damaging or encroaching upon any required wall, fence or buffer strips or upon any building adjacent to the parking lot. Stops, curbing, and chocks shall be of concrete or its durability equivalent and shall be suitably anchored.

INSPECTOR COMMENTS: PARKING BLOCK BLOCKING SIDEWALK - REPLACE IN CORRECT POSITION

28505 SOUTHFIELD RD	HELP CENTER INVEST	ADDRESS NUMBERS MUST BE CLEARLY VISIBLE FROM CENTER OF STREET	RE-INSPECTION - OR	Property Identificatio
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1. 304.3 Premises identification

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background.

INSPECTOR COMMENTS: ADDRESS NUMBERS MUST BE CLEARLY VISIBLE FROM CENTER OF STREET

26600 SOUTHFIELD RD	IGWT REALTY 11, LLC	COMMERCIAL DUMPSTER PERMIT REQUIRED - EMAILED OWNER ON 10/21	Ordinance	Dumpster - No permit	Complied
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28601 SOUTHFIELD RD	JAGGED FORK HOLDIN	ELIMINATE TRIP HAZARD AT SIDEWALK ALONG SOUTHFIELD RD	RE-INSPECTION - OR	Property Maintenance	Letter Sent
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1. 62-1 Maintenance of sidewalks, parking lots and driveways

Every property owner and other person in possessory control of a sidewalk, parking lot, or driveway on private property which is a public place, as defined in this Code, shall exercise due care to maintain such sidewalk, parking lot, or driveway and the adjoining right-of-way in reasonable repair and in condition reasonably safe and fit for travel. Every such person who fails to do so shall be in violation of this section, and such premises not so maintained shall constitute a public nuisance.

(Code 1991, art. V, ch. 7, § 110)

INSPECTOR COMMENTS: ELIMINATE TRIP HAZARD AT SIDEWALK ALONG SOUTHFIELD RD

28901 SOUTHFIELD RD	SOUTHFIELD LLC	Backlit signs shall use only white light for illumination. Such signs shall spread their illumination a maximum of four inches beyond the sign elements.	RE-INSPECTION - OR	Sign Violation	Letter Sent
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1. 52-23 (k) (5) Illumination.

Backlit signs shall use only white for illumination. Such signs shall spread their illumination of four inches beyond the sign limits.

26647 SOUTHFIELD RD **Ambassadors Institute** **WALL SIGN DETACHED FROM WALL,
HANGING ON GROUND - REPAIR OR
REMOVE** **RE-INSPECTION - OR** **Property Maintenance**

304.1 General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

INSPECTOR COMMENTS: WALL SIGN DETACHED FROM WALL, HANGING ON GROUND - REPAIR OR REMOVE

26237 SOUTHFIELD RD S **QMJ BUILDING, LLC** **ABANDONED WALL SIGN TO BE REMOVED** **RE-INSPECTION - OR** **Sign Violation** **Resolved**

Sec. 52-30. Maintenance

(a) Damaged or abandoned signs.

(1) Signs which are broken, torn, bent or whose supports are broken, bent or damaged, and signs that are not reasonably level and plumb shall be repaired and installed in a manner prescribed by the enforcement officer and/or building official, but in no case shall repair requirements exceed building code requirements and the original condition of the sign and/or its supports.

(2) Abandoned signs shall be removed or put into service. Removal of such signs shall include removal of the poles and/or supports.

INSPECTOR COMMENTS: ABANDONED "SOUTHFIELD PHARMACY" WALL SIGN TO BE REMOVED

17401 W 12 MILE RD **17401 WEST TWELVE MI BUSINESS LICENSE REQUIRED** **RE-INSPECTION - OR** **No Business License**

18-29 Unlicensed Businesses

No person required to obtain and maintain a license under section 18-30 shall conduct business in this city unless the person is licensed, and no natural person or individual shall, by actions taken within this city, aid or abet another in the conduct of such unlicensed business.

INSPECTOR COMMENTS: BUSINESS LICENSE REQUIRED