



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF  
ENVIRONMENT, GREAT LAKES, AND ENERGY  
LANSING



PHILLIP D. ROOS  
DIRECTOR

March 19, 2024

VIA USPS

Tom Haji  
Chaldean Community Foundation  
3601 15 Mile Road  
Sterling Heights, Michigan 48310

Bob Hoffman  
RJ Hoffman Management, Inc.  
1255 South Hospital Road  
Waterford, Michigan 48327

SRN/ID: U632401233; Oakland County

Dear Tom Haji and Bob Hoffman:

**VIOLATION NOTICE**

On February 21, 2024, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD) conducted a complaint investigation at the former school located at 2075 Walnut Lake Road, West Bloomfield, Oakland County. The purpose of this inspection was to determine compliance with the requirements of Title 40 of the Code of Federal Regulations (40 CFR), Part 61, Subpart M (National Emission Standard for Asbestos), and Rule 942 of Part 55, Air Pollution Control of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

According to the investigation, the Chaldean Community Foundation owns the facility and RJ Hoffman Management, Inc. performed the demolition activities. The National Emission Standard for Asbestos (NESHAP) holds the owner and operator liable for all violations.

During the inspection, EGLE, AQD staff observed the following:

The eastern portion of the building had been renovated. The western portion of the former school was in process of being partially demolished. At the time of the inspection, the demolition included removal of the roof as well the hallway that had been in between the east and west portions of the building. A Notification of Intent to Renovate/Demolish had not been submitted to EGLE, AQD prior to demolition. Cementitious board on the exterior fascia had been disturbed during demolition and tested positive for asbestos.

Process Description	Section Violated	Comments
Demolition activities at 2075 Walnut Lake Rd. in West Bloomfield.	40 CFR §61.145(b)(1)	Failure to submit a Notification of Intent to Renovate/Demolish 10 days prior to demolition.

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	40 CFR §61.145(c)(1)	Failure to remove regulated asbestos containing material (RACM)-Category II asbestos cement board was not removed prior to demolition.
	40 CFR §61.150(a)(1)(i)	Failure to wet asbestos containing waste material-the cement board was dry.

Please initiate actions necessary to correct the cited violations and submit a written response to this violation notice by April 12, 2024. The written response should include: the date(s) the violations occurred; an explanation of the causes and duration of the violations; whether the violations are ongoing; a summary of the actions that have been taken and are proposed to be taken to correct the violations, and the date(s) by which these actions will take place; and what steps are being taken to prevent a reoccurrence.

The signed written response from the owner and operator to this violation notice may be submitted by mail and directed to the attention of Jeremy Howe, Supervisor, Technical Programs Unit at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 and must include a copy to Jason Wolf, Enforcement Unit at the same address. The response may be scanned and e-mailed to [HoweJ1@Michigan.gov](mailto:HoweJ1@Michigan.gov) and [WolfJ2@Michigan.gov](mailto:WolfJ2@Michigan.gov).

If the Chaldean Community Foundation and /or RJ Hoffman Management, Inc. believe the above observations or statements are inaccurate or do not constitute violations of the applicable legal requirements cited, please provide appropriate factual information to explain your position.

Thank you for your attention to resolving the violations cited above and for the cooperation extended to me during my site visit. If you have any questions regarding the violation notice or the actions necessary to bring this facility into compliance, please contact me at [BelIT4@Michigan.gov](mailto:BelIT4@Michigan.gov).

Sincerely,



Tammy Bell  
Environmental Quality Specialist  
Air Quality Division

Enclosure: Asbestos NESHAP Fact sheet and sample results

cc: Annette Switzer, EGLE  
Christopher Ethridge, EGLE  
Brad Myott, EGLE  
Joyce Zhu, EGLE  
Jeremy Howe, EGLE  
Jason Wolf, EGLE