



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
DETROIT



C. HEIDI GREETHER
DIRECTOR

July 18, 2017

Mr. Ahmad Elsayedali
Dearborn Apartments Acquisitions, LLC
6030 Michigan Avenue, Suite 200
Dearborn, MI 48126

Mr. Ahmad Elsayedali
7650 Steadman St.
Dearborn, MI 48126

SRN: U821704604, Wayne County

Dear Mr. Elsayedali:

VIOLATION NOTICE

On June 28, 2017, the Department of Environmental Quality (DEQ), Air Quality Division, conducted a complaint investigation of the apartment complex located at 5104, 5112 and 5120 Oakman, Dearborn. The purpose of this inspection was to determine Dearborn Apartments Acquisitions, LLC's compliance with the requirements of Title 40 of the Code of Federal Regulations, 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 our investigation, Dearborn Apartments Acquisitions, LLC owns and performed the renovation activities at the facility. The National Emission Standard for Asbestos holds both the owner and operator equally liable for violations.

During the inspection, staff observed that building materials, including, but not limited to, 9" x 9" floor asbestos-containing floor tile had been disturbed during renovation activities at the site. An asbestos survey was not provided as requested by the AQD.

| Process Description | Section Violated | Comments |
|---|------------------|---|
| Renovation activities located at 5104, 5112 and 5120 Oakman, Dearborn | §61.145(a) | Failure to thoroughly inspect for asbestos. |

Please note that if an asbestos survey conducted by a certified asbestos inspector was not obtained prior to the initiation of renovation activities, one or more of the following violations may have also occurred:

| Process Description | Section Violated | Comments |
|---|--------------------|---|
| Renovation activities located at 5104, 5112 and 5120 Oakman, Dearborn | §61.145(b)(3)(i) | Failure to provide notice prior to asbestos work |
| | §61.145(b)(4)(vi) | Failure to estimate the amount of Regulated Asbestos-Containing Material (RACM) |
| | §61.145(c)(1) | Failure to remove RACM |
| | §61.145(c)(3) | Failure to wet during stripping |
| | §61.145(c)(4) | Failure to contain in leak tight container |
| | §61.145(c)(6)(i) | Failure to wet RACM that has been stripped |
| | §61.145(c)(8) | No contractor supervisor on site |
| | §61.150(a) | Visible emissions from asbestos containing waste material generated by source |
| | §61.150(a)(1)(ii) | Visible emissions from handling operations |
| | §61.150(a)(1)(iii) | Failure to seal while wet |
| | §61.150(a)(1)(v) | No generator labels |
| | §61.150(b)(1) | Failure to deposit asbestos containing waste material as soon as practical |
| | §61.150(c) | No signs during loading and unloading |

Please initiate actions necessary to correct the cited violation(s) and submit a written response to this Violation Notice by August 8, 2017 (which coincides with 21 calendar days from the date of this letter). The written response should include:

- The dates the violation(s) occurred;
- An explanation of the causes and duration of the violation(s);
- Whether the violation(s) are ongoing;
- A summary of the actions that have been taken and are proposed to be taken to correct the violation(s) and the dates by which these actions will take place;
- What steps are being taken to prevent a reoccurrence; and
- Provide copy of the asbestos survey that was conducted for the apartment complex.

If Dearborn Apartments Acquisitions, LLC believes the above observations or statements are inaccurate or do not constitute violations of the applicable legal

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requirements cited, please provide appropriate factual information to explain your position.

Thank you for your attention to resolving the violation(s) cited. If you have any questions regarding the violation(s) or the actions necessary to bring this facility into compliance, please contact me at the number listed below.

Sincerely,



Tammy S. Bell
Senior Environmental Quality Analyst
Air Quality Division
313-330-0105

Enclosures

cc: Mr. Richard Hypnar, City of Dearborn, DEQ
Ms. Lynn Fiedler, DEQ
Ms. Mary Ann Dolehanty, DEQ
Mr. Christopher Ethridge DEQ
Mr. Thomas Hess, DEQ
Ms. Karen Kajiya-Mills, DEQ
Ms. Wilhemina McLemore, DEQ