



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
AIR QUALITY DIVISION



PHILLIP D. ROOS
DIRECTOR

December 3, 2024

VIA E-MAIL

Matt Temkin
EJP2, LLC
8901 East Jefferson Avenue
Detroit, Michigan 48214

SRN: U822406210; Wayne County

Dear Matt Temkin:

VIOLATION NOTICE

This letter of violation supersedes the letter of violation dated November 14, 2024, issued to Beztak Management Company, NG Tile & Marble, Inc and EJP2, LLC. The present letter of violation reflects the correct owner/operator of the buildings.

On October 23, 2024, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD) conducted a complaint inspection of the multi-family apartment buildings located at 1152 Holcomb Street and 1160 Holcomb Street, Detroit, Wayne County. The purpose of this inspection was to determine the Owner’s and Operator’s compliance with the requirements of Title 40 of the Code of Federal Regulations (40 CFR), Part 61, National Emission Standards for Hazardous Air Pollutants (NESHAP), Subpart M and Rule 942 of the administrative rules promulgated under Part 55, Air Pollution Control of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

According to our investigation, EJP2, LLC owns 1152 Holcomb Street and 1160 Holcomb Street, and EJP2, LLC performed the renovation activities at the facility. The NESHAP for Asbestos holds the owner and operator equally liable for violations.

During the inspection, AQD staff observed that over 160 square feet of flooring had been removed during renovation activities. A copy of the required asbestos survey for the buildings was requested but was not provided to EGLE, AQD.

Process Description	Section Violated	Comments
Renovation activities at 1152 and 1160 Holcomb St, Detroit.	40 CFR 61.145(a)	Failure to thoroughly inspect the affected facility or part of the facility where the demolition or renovation operation will occur for the presence of asbestos, including Category I and Category II nonfriable ACM prior to demolition or renovation activities.

If a thorough inspection for asbestos was not conducted prior to renovation activities by a State of Michigan licensed asbestos building inspector, the following violations may also apply:

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Process Description	Section Violated	Comments
Renovation activities at 1152 Holcomb Street and 1160 Holcomb Street, Detroit.	40 CFR 61.145(b)(3)(i)	Failure to provide notice prior to asbestos work.
	40 CFR 61.145(b)(4)(vi)	Failure to estimate the amount of Regulated Asbestos-Containing Material (RACM)
	40 CFR 61.145(c)(1)	Failure to remove RACM.
	40 CFR 61.145(c)(3)	Failure to wet during stripping
	40 CFR 61.145(c)(3)(iii)	Failure to keep written approval on site.
	40 CFR 61.145(c)(4)	Failure to contain in leak tight container.
	40 CFR 61.145(c)(6)(i)	Failure to wet RACM that has been stripped.
	40 CFR 61.145(c)(8)	No contractor supervisor on site.
	40 CFR 61.145(c)(9)	Failure to wet RACM during demolition.
	40 CFR 61.145(c)(10)	Failure to remove RACM in building demolished by fire.
	40 CFR 61.150(a)	Visible emissions from asbestos containing waste material generated by source.
	40 CFR 61.150(a)(1)(ii)	Visible emissions from handling operations.
	40 CFR 61.150(a)(1)(iii)	Failure to seal while wet.
	40 CFR 61.150(a)(1)(v)	No generator labels.
	40 CFR 61.150(b)(1)	Failure to deposit asbestos containing waste material as soon as practical.
	40 CFR 61.150(c)	No signs during loading and unloading.

Please initiate actions necessary to correct the cited violation and submit a signed written response to this Violation Notice by December 24, 2024 (which coincides with 21 calendar days from the date of this letter). The response should include:

- The dates the violation occurred.
- An explanation of the causes and duration of the violation.
- Whether the violation is ongoing.
- A summary of the actions that have been taken and are proposed to be taken to correct the violation and the dates by which these actions will take place.
- What steps are being taken to prevent a reoccurrence.

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- Acknowledgement of receipt, and understanding, of the attached "Understanding NESHAP" fact sheet.
- A copy of the asbestos survey conducted in areas where renovation will occur, including, but not limited to any materials that may be disturbed by new cabinet installation, or when disturbing textured surfaces by scraping or sanding in preparation for new paint.

The signed written response to this violation notice may be submitted by mail and directed to the attention of Tammy Bell, Supervisor, Asbestos 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 BellT4@Michigan.gov and WolfJ2@Michigan.gov.

If EJP2, LLC believes the above observations or statements are inaccurate or do not constitute violation(s) of the applicable legal requirements cited, please provide factual information to explain your position.

Thank you for your attention to resolving the violation cited above and for the cooperation that was extended to me during my inspection of 1152 Holcomb Street and 1160 Holcomb Street, Detroit. If you have any questions regarding the violation or the actions necessary to bring this facility into compliance, please contact me at the number listed below.

Sincerely,



Tammy Bell
Supervisor, Asbestos Unit
Air Quality Division
313-330-0105

Attachments: Asbestos NESHAP Fact Sheet and Sample Results

cc: Crystal Gilbert-Rogers, City of Detroit
Mark Baron, City of Detroit
Hosam Hassanien, City of Detroit
Mike Harris, Beztak Management Company
Lula Gojcaj, NG Tile and Marble, Inc.
Annette Switzer, EGLE
Christopher Ethridge, EGLE
Brad Myott, EGLE
Dr. April Wendling, EGLE
Jason Wolf, EGLE