



✘ Violation Notice and Order to Correct

L&I File Number: CF-2024-125450



DISTRICT OFFICE

Fire Safety Central West District
SUITE 502
2401 Walnut St
Philadelphia, PA 19103
215-686-2596
CodeEnforcement.CentralWest@phila.gov

PROPERTY IN VIOLATION

2100 WALNUT ST, Philadelphia, PA 19103-4810

DATE OF NOTICE

12/10/2024

On 12/09/2024 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 01/13/2025

VIOLATIONS

| PHILA. CODE § | PHILA. CODE LANGUAGE | CONDITION IN VIOLATION | LOCATION | FINE AMOUNT |
|---------------|--|---|-------------------------------------|-------------|
| PM15-606.2 | In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied. | REPAIR/ MAINTAIN PASSANGER ELEVATOR. AT LEAST ONE ELEVATOR SHALL BE MAINTAINED IN OPERATION AT ALL TIMES WHEN BUILDING IS OCCUPIED. | 2100 WALNUT ST (EMBASSY APARTMENTS) | \$300.00 |
| F-901.7 | "Where a required fire protection system is out of service, the fire department shall be notified immediately in accordance with, and under the conditions specified in Section F-106.5.1. Out of service fire protection systems in vacant buildings shall be subject to the requirements of Section 311. Where required by the fire code official, the building shall either be evacuated, or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system | FIRE ALARM SYSTEM OUT OF SERVICE DUE TO PECO POWER OUTAGE. MAINTAIN FIRE WATCH. | 2100 WALNUT ST (EMBASSY APARTMENTS) | \$300.00 |



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| | <p>has been returned to service. Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires. In the event that the fire watch observes smoke or fire, the fire department shall be notified immediately. The fire department shall be notified upon the return of the system to service. The duties of the fire watch are as follows:</p> <ol style="list-style-type: none"> 1. An adequate number of fire watch personnel shall be on duty to ensure that all areas of a property are inspected every 30 minutes. In multi-story buildings there shall be at least one fire watch for every five floors. 2. At the beginning of the fire watch, fire watch personnel shall notify occupants of the temporary means by which they will be notified of the need to evacuate. A compressed air horn or other loud sounding device shall be used to alert occupants to evacuate the building in the event of smoke or fire. 3. Fire watch personnel shall be trained in their duties in accordance with Section 406. 4. A log shall be maintained of all fire watch activities." | | | |
| F-1104.5 | Where means of egress illumination is provided, the power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the | PROVIDE CURRENT EMERGENCY STAND BY POWER SYSTEM CERTIFICATION. HAVE CONTRACTOR UPLOAD CERTIFICATION ON TO ECLIPSE PORTAL. | 2100 WALNUT ST (EMBASSY APARTMENTS) | \$300.00 |



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| | following occupancies where such occupancies require two or more means of egress: 1. Group A having 50 or more occupants. 2. Group B buildings three or more stories in height, buildings with 100 or more occupants above or below a level of exit discharge serving the occupants or buildings with 1,000 or more total occupants. 3. Group E in interior exit access and exit stairways and ramps, corridors, windowless areas with student occupancy, shops and laboratories. 4. Group F having more than 100 occupants. 5. Group I. 6. Group M. 7. Group R-1. 8. Group R-2. | | | |
| F-913.5 | Fire pumps shall be inspected, tested and maintained in accordance with the requirements of this section and NFPA 25. Records of inspection, testing and maintenance shall be maintained. | Fire pump must be inspected & tested. | Basement | \$300.00 |
| F-901.6.4 | The testing of fire protection systems shall be in accordance with Sections 901.6 and F-901.6.4 through F-901.6.4.8.1. Annually the owner of each building that contains fire protection systems shall have such systems certified as operating properly by a person certified or licensed by the Department of Licenses and Inspections to provide such certifications in accordance with this Section. Certification forms shall be maintained on the property and made available for inspection upon the request of a fire code official. The certification form shall be submitted to the Department of Licenses and Inspections which may, by regulation, establish a fee to be paid upon submission of the | OBTAIN A NEW FIRE ALARM SYSTEM CERTIFICATION. HAVE CONTRACTOR UPLOAD CERTIFICATION ON TO ECLIPSE PORTAL. | 2100 WALNUT ST | \$300.00 |



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| F-1008.3 | form. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. | REPAIR DEFECTIVE EMERGENCY GENERATOR | 2100 WALNUT ST (EMBASSY APARTMENTS) | \$300.00 |
| F-103.2 | "Where any required fire protection system or part thereof becomes inoperative and affects the fire safety of a structure or the occupants therein, the fire code official shall order the system to be repaired and returned to service and is authorized to order the structure vacated until the inoperative system is repaired and returned to service." | FIRE ALARM SYSTEM INOPERABLE RESTORE TO NORMAL STATUS | BASEMENT 2100 WALNUT ST (EMBASSY APARTMENTS) | \$2,000.00 |
| F-903.5 | Sprinkler systems shall be tested and maintained in accordance with Section 901. | PROVIDE CURRENT SUPRRRESSION SYSTEM CERTIFICATION. HAVE CONTRACTOR UPLOAD CERTIFICATION ON TO ECLIPSE PORTAL. | 2100 WALNUT ST (EMBASSY APARTMENTS) | \$300.00 |



Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).



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YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 01/09/2025.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at www.phila.gov/li or the Boards Administration Unit, 11th Floor Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: ROBERTO RIVERA roberto.e.rivera@phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

توجہ فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 215-686-8686 پر کال کریں

ATTENTION: Cet avis est important! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686