

# ✘ Violation Notice and Order to Correct

L&I File Number: CF-2025-014349



DISTRICT OFFICE

**PROPERTY IN VIOLATION**

1113 WALNUT ST, Philadelphia, PA 19107-4918

**DATE OF NOTICE**

03/06/2025

On 03/04/2025 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 04/09/2025**

**VIOLATIONS**

PHILA. CODE §	PHILA. CODE LANGUAGE	CONDITION IN VIOLATION	LOCATION	FINE AMOUNT
9-703(2)(a)	No person shall operate a special assembly occupancy without first obtaining a special assembly occupancy license from the Department.	OBTAIN SPECIAL ASSEMBLY OCCUPANCY LICENSE FOR CHUBBY CHICKS	1ST FLOOR COMMERCIAL SPACE	\$300.00
6-301(4)(a)(.1)	For food establishments with permanent location where the primary business is the regular and customary preparation and sale of food for consumption on or off the premises, including but not limited to, eating and drinking establishments and caterers. For establishments with thirty or more seats regularly available for and accessible to customers to consume food on the premises.	OBTAIN FOOD PREPARATION AND SERVING LICENSE FOR CHUBBY CHICKS	1ST FLOOR COMMERCIAL SPACE	\$300.00
F-912.4.1	The fire code official is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department	REPLACE MISSING FDC CAPS	PROPERTY FRONT	\$300.00

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PHILA. CODE §	PHILA. CODE LANGUAGE	CONDITION IN VIOLATION	LOCATION	FINE AMOUNT
	carries appropriate key wrenches for removal.			
F-903.5	Sprinkler systems shall be tested and maintained in accordance with Section 901.	PROVIDE CURRENT SPRINKLER CERTIFICATION AND HAVE LICENSED CONTRACTOR UPLOAD INTO THE ECLIPSE PORTAL	PROPERTY	\$300.00
F-904.12	The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, NFPA 96, its listing and the manufacturer's installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows: 1. Carbon dioxide extinguishing systems, NFPA 12. 2. Automatic sprinkler systems, NFPA 13. 3. Automatic water mist systems, NFPA 750. 4. Foam-water sprinkler system or foam-water spray systems, NFPA 16. 5. Dry-chemical extinguishing systems, NFPA 17. 6. Wet-chemical extinguishing systems, NFPA 17A.	PROVIDE KITCHEN HOOD SPECIAL HAZARDS CERTIFICATION AND HAVE LICENSED CONTRACTOR UPLOAD INTO THE ECLIPSE PORTAL	CHUBBY CHICKS	\$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	PROVIDE CURRENT FIRE ALARM CERTIFICATION AND HAVE LICENSED CONTRACTOR UPLOAD INTO THE ECLIPSE PORTAL	PROPERTY	\$300.00

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PHILA. CODE §	PHILA. CODE LANGUAGE	CONDITION IN VIOLATION	LOCATION	FINE AMOUNT
	<p>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 form.</p>			



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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**i** YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 04/05/2025.  
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](http://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>.

**i** The Philadelphia Code may be found online for free at [www.phila.gov](http://www.phila.gov) under "Open government."  
If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: YOLONDA TOLBERT [Yolonda.Tolbert@phila.gov](mailto:Yolonda.Tolbert@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