

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-089276



DISTRICT OFFICE

Contractual Services Unit
4000 N American St
Philadelphia, PA 19140
215-685-3055

PROPERTY IN VIOLATION

246 W UPSAL ST, Philadelphia, PA 19119-3264

DATE OF NOTICE

08/23/2025

On 08/20/2025 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 all or some of these Code Violations the property is deemed:

UNSAFE

The property will remain in this status until all the necessary 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.

The Department of Licenses and Inspections hereby certifies that the violations at this property are a condition of immediate danger or hazard to health safety and welfare which requires immediate compliance and/or are intentional.

If these violations are not corrected before 09/26/2025 the Department will act as soon as reasonably possible to vacate and/or demolish the unsafe structure.

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 09/26/2025

VIOLATIONS

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VIOLATIONS

PHILA. CODE § PM15-108.1	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE This property has been declared Unsafe by the Department of Licenses and Inspections. An unsafe structure is one that poses a danger to life, health, property, or safety due to a lack of fire safeguards, unsafe equipment, or conditions such as severe damage, decay, dilapidation, structural instability, faulty construction, or an unstable foundation that could lead to partial or complete collapse. To bring this property into compliance, you are required to obtain the necessary permits before beginning any corrective work. Please immediately reach out to the Department within ten (10) days from the date of this notice to arrange an inspection of the interior of this property.		
CONDITION IN VIOLATION Stone foundation deteriorated, exterior masonry walls fractured, interior floor joists deteriorated		
LOCATION all buildings		

PHILA. CODE § PM15-304.1(f)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.		
CONDITION IN VIOLATION Stone foundations deteriorated		
LOCATION all buildings		

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PHILA. CODE § PM15-304.1(g)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exterior walls are not anchored to supporting and/or supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.		
CONDITION IN VIOLATION Masonry walls fractured		
LOCATION all buildings		

PHILA. CODE § PM15-304.1(e)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Structural members have evidence of deterioration and/or are not capable of safely supporting all nominal loads and load effects.		
CONDITION IN VIOLATION Floor joists deteriorated		
LOCATION all buildings		

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PHILA. CODE § A-304.1/1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE You are hereby ordered to retain a Pennsylvania-licensed professional engineer as the design professional in responsible charge, per Administrative Code Section A-304: •The engineer must immediately assess structural defects and submit findings with a corrective action timeline to the Department. •They must design and oversee the installation of temporary public way and property protections. •Develop a remediation plan detailing structural repairs, temporary shoring, and code-compliant construction details, and submit the plan with a building permit application to the Department. •Throughout the repair process, the engineer must conduct periodic structural observations and notify the Department of any immediate public safety threats. •Upon completion, they must submit a sealed statement confirming the structure is safe. •If oversight responsibilities are terminated by the owner, the engineer must inform the Department.		
CONDITION IN VIOLATION Stone foundation deteriorated, exterior masonry walls fractured, interior floor joists deteriorated.		
LOCATION All buildings		



Please immediately reach out to the Department at the District contact information provided above within ten (10) days from the date of this notice to arrange an inspection of the interior to this property. You may contact the Department from 9am to 4pm, Monday through Friday. You may also email the inspector listed on this notice directly and they will respond within 72 hours of your request to schedule an appointment. Please include the above-listed L&I File Number in the email subject line.

To bring this property into compliance, you are required to obtain the necessary permits before beginning any corrective work. 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:

- The removal of all occupants and demolition of your property;
- 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 08/28/2025.

Appeal of this Notice does not extend the time for you to comply nor will it stop any action by the City of Philadelphia.

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, Concourse Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

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.

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: JOHN MODRES by calling the district office phone number 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