

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-095218



DISTRICT OFFICE

Fire Safety Unit
9359 Krewstown Rd
Philadelphia, PA 19115
215-685-3917
FireSafetyUnit@phila.gov

PROPERTY IN VIOLATION

2400 TREMONT ST, Philadelphia, PA 19115

DATE OF NOTICE

07/29/2026

On 07/28/2026 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 09/01/2026

VIOLATIONS

PHILA. CODE § F-901.6.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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 form.		
CONDITION IN VIOLATION Provide license & inspection with a current certification for the fire alarm system also contractor must upload the certification to the city eclipse portal system in order for it to be valid.		
LOCATION 2400 Tremont St.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-095218

VIOLATIONS

PHILA. CODE § F-903.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Sprinkler systems shall be tested and maintained in accordance with Section 901.		
CONDITION IN VIOLATION Provide license & inspection with a sprinkler certification for the sprinkler system also contractor must upload the certification to the city eclipse portal system in order for it to be valid.		
LOCATION 2400 Tremont St.		

PHILA. CODE § F-1203.4.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Records of the inspection, testing and maintenance of emergency and standby power systems shall include the date of service, name of the servicing technician, a summary of conditions noted and a detailed description of any conditions requiring correction and what corrective action was taken. Such records shall be maintained.		
CONDITION IN VIOLATION Provide license & inspection with a current emergency backup generator certification for the generator also contractor must upload the certification to the city eclipse portal system in order for it to be valid.		
LOCATION 2400 Tremont St		

PHILA. CODE § F-904.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Dry-chemical extinguishing systems shall be installed, maintained, periodically inspected and tested in accordance with NFPA 17 and their listing. Records of inspections and testing shall be maintained.		
CONDITION IN VIOLATION Provide license & inspection with a current special hazard certification special hazard system in the generator room also contractor must upload the certification to the city eclipse portal system in order for it to be valid.		
LOCATION 2400 Tremont St (Special hazards in generator room)		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-095218

VIOLATIONS

PHILA. CODE § F-912.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A durable, weather-resistant sign shall be mounted at each fire department connection indicating the type of system (sprinkler, standpipe, combined sprinkler and standpipe or test connection). Wording on signs indicating the type of system shall be a minimum 1-inch (25 mm) high. Other information shall be a minimum 1/2-inch (13 mm) high. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.		
CONDITION IN VIOLATION Replace missing fire department connection sign on the roof.		
LOCATION 2400 Tremont St, fire department connections on the roof		

PHILA. CODE § F-509.1.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.		
CONDITION IN VIOLATION Must install a sign to all doors where the utilities are located. Sign must say meter room, gas room water heater room, fire alarm panel room & elevator room at roof .		
LOCATION 2400 Tremont St.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-095218

VIOLATIONS

PHILA. CODE § F-703.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Materials and firestop systems used to protect membrane and through penetrations in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained. The materials and firestop systems shall be securely attached to or bonded to the construction being penetrated with no openings visible through or into the cavity of the construction. Where the system design number is known, the system shall be inspected to the listing criteria and manufacturer's installation instructions.		
CONDITION IN VIOLATION Seal hole to floor with fire proof material		
LOCATION Roof elevator room		
PHILA. CODE § F-106.8	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Obstruction of aisles, passageways or other means of egress constitutes a violation of this code. Upon finding any obstruction in an aisle, passageway or other means of egress, or upon finding any condition that constitutes a life safety hazard, the fire code official, in addition to any other remedy under this code, is authorized to cause any event or activity to be stopped until such condition or obstruction is corrected.		
CONDITION IN VIOLATION Remove items in front of apt door # 1004, blocking egress to exit door also excessive chairs near elevators on all floors.		
LOCATION 10th floor by apt - 1004		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-095218

VIOLATIONS

PHILA. CODE § F-1104.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.		
CONDITION IN VIOLATION Repair or replace broken / hanging exit light where specified in the violation location		
LOCATION Ground floor hallway area by electrical rooms		

PHILA. CODE § F-315.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.		
CONDITION IN VIOLATION Storage must be orderly in rooms where specified in the violation location due to egress.		
LOCATION Garage area & storage rooms		



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).

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-095218



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 08/28/2026.

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, Concourse 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: EMERITO ALVARADO JR. Emerito.Alvarado@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

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

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