

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-096249



DISTRICT OFFICE

Property Maintenance Unit
1512-14 Cecil B Moore Ave
Philadelphia, PA 19121
215-685-0535
PropertyMaintenanceUnit@phila.gov

PROPERTY IN VIOLATION

5722-28 GREENE ST, Philadelphia, PA 19144-2738

DATE OF NOTICE

08/01/2026

On 07/29/2026 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 09/04/2026

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-901.6	\$300.00	
PHILA. CODE LANGUAGE Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.		
CONDITION IN VIOLATION Have licensed contractor repair fire alarm system and all components that need to be replaced. Damaged exit signs, missing and damaged smoke detection devices, loose and damaged emergency exit sign combo units.		
LOCATION Third and fourth floor of residential unit hallways, path of egress in basement area, and exit access areas.		

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PHILA. CODE § F-904.12.5.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fusible links and automatic sprinkler heads shall be replaced annually, and other protection devices shall be serviced or replaced in accordance with the manufacturer's instructions.		
CONDITION IN VIOLATION Have a qualified licensed fire protection professional replace all damaged and corroded sprinkler heads.		
LOCATION Kitchen, Third and fourth floor communal shower , third and fourth floor hallway, and throughout the facility.		
PHILA. CODE § F-901.6.4.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE When deficiencies of a fire protection system are not corrected within the annual certification time frame, the contractor performing the annual certification shall submit a list of deficiencies that precludes certification of the system, in approved form to the Department of Licenses and Inspections.		
CONDITION IN VIOLATION Have Licensed fire protection professional submit a list of deficiencies of the system to the Department of Licenses and Inspections.		
LOCATION Property		
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 Have licensed contractor test and system and upload certification to the License and Inspection eclipse system.		
LOCATION Kitchen and facility		

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VIOLATIONS

PHILA. CODE § F-1104.28		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit doors in existing buildings shall be self-closing and latching and in accordance with Sections F-1104.28.1 and F-1104.28.2			
CONDITION IN VIOLATION Repair fire exit door to fire exit tower			
LOCATION Fourth floor			

PHILA. CODE § F-1003.6		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this chapter. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel.			
CONDITION IN VIOLATION Remove all accumulation of trash and storage items from all paths of travel and means of egress areas.			
LOCATION Third, Fourth, & basement area.			

PHILA. CODE § F-1010.1.9.1		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.			
CONDITION IN VIOLATION Repair/Replace fire exit door panic hardware			
LOCATION Fire exit door to fire tower			

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PHILA. CODE § F-1013.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign.		
CONDITION IN VIOLATION Repair damaged exit signs so that they are clearly visible and oriented to show the exact direction of egress travel.		
LOCATION Third floor, fourth floor, and all areas of the facility.		
PHILA. CODE § PM15-504.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.		
CONDITION IN VIOLATION Repair all damaged plumbing fixtures to function properly.		
LOCATION Third and fourth Floor bathroom and communal shower		

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PHILA. CODE § PM15-504.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The plumbing system in this structure constitutes a hazard to the occupants due to one or more of the following: inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, and must be corrected to eliminate the hazard.		
CONDITION IN VIOLATION Repair the system from deterioration and/or damage to provide adequate water supply to all plumbing fixtures.		
LOCATION Third floor and fourth floor bathroom and communal shower		
PHILA. CODE § F-604.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Temporary wiring for electrical power and lighting installations is allowed for a period not to exceed 90 days. Temporary wiring methods shall meet the applicable provisions of NFPA 70.		
CONDITION IN VIOLATION Remove temporary wiring for illumination in the hallway as a substitute for the main source of lighting		
LOCATION Fourth floor hallway outside of residential rooms		
PHILA. CODE § F-315.3.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.		
CONDITION IN VIOLATION Remove accumulation of materials from all equipment and utility rooms		
LOCATION Fourth floor electric room and basement area equipment rooms		

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PHILA. CODE § F-315.3.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Combustible materials shall not be stored in exits or enclosures for stairways and ramps. Combustible materials in the means of egress during construction, demolition, remodeling or alterations shall comply with Section 3311.3.		
CONDITION IN VIOLATION Remove all materials from the path of travel and means of egress including but not limited to stairways and hallways.		
LOCATION Property and basement area		

PHILA. CODE § F-901.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE "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 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: 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."		
CONDITION IN VIOLATION Fire alarm system is in a current state of impairment and operating below its required capacity		
LOCATION Residential section of facility and property		

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PHILA. CODE § F-3304.5.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Trained personnel shall be provided to serve as an on-site fire watch. Fire watch personnel shall be provided with not fewer than one approved means for notification of the fire department, and the sole duty of such personnel shall be to perform constant patrols and watch for the occurrence of fire. The combination of fire watch duties and site security duties is acceptable. Fire watch personnel shall be trained in the use of portable fire extinguishers.		
CONDITION IN VIOLATION Fire watch is required until the fire alarm system has been test and certified and is fully operational		
LOCATION 5722 Greene St. facility		
PHILA. CODE § PM15-305.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.		
CONDITION IN VIOLATION Repaired all wall, floor, and ceiling surfaces damaged by ongoing plumbing leaks and deterioration from water damage		
LOCATION Residential area: Third floor, fourth floor, and basement		

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PHILA. CODE § F-604.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.		
CONDITION IN VIOLATION Multiple temporary extension cords and flexible cords are being improperly utilized throughout the equipment room and basement area. Cords are laid across damp floors and routed directly through standing water sources. Elevate all plugs, connections, off the floor to prevent contact with moisture. Restrict extension cord usage strictly to portable tools during active work and disconnect all lines when work concludes.		
LOCATION Basement area and equipment rooms		
PHILA. CODE § 9-3902 (2)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The owner of any multiple family dwelling let for occupancy must obtain a rental license. No person shall collect rent with respect to any property that is required to be licensed pursuant to this Section unless a valid rental license has been issued for the property. 9-3902		
CONDITION IN VIOLATION Obtain License		
LOCATION property		

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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).



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 08/31/2026.

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: WYNN DAVIS, JR Wynn.Davis@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