

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-102364



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

1201-05 CHESTNUT ST, Philadelphia, PA 19107-4123

DATE OF NOTICE

08/11/2026

On 08/10/2026 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 09/14/2026

VIOLATIONS

PHILA. CODE § F-105.1.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Licenses issued pursuant to this code shall be issued for a period of one year and shall be renewed annually by the license holder.		
CONDITION IN VIOLATION RENEW EXPIRED HIGH-RISE LICENSE 3629 (LIC#898188)		
LOCATION 1201 CHESTNUT ST - THE COMMONWEALTH		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-102364

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 CURRENT FIRE ALARM SYSTEM CERTIFICATION. HAVE A LICENSE CONTRACTOR UPLOAD CERTIFICATION ON TO ECLIPSE PORTAL.		
LOCATION 1201 CHESTNUT ST - THE COMMONWEALTH		

PHILA. CODE § F-909.20.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Records of smoke control system testing and maintenance shall be maintained. The record shall include the date of the maintenance, identification of the servicing personnel and notification of any unsatisfactory condition and the corrective action taken, including parts replaced.		
CONDITION IN VIOLATION PROVIDE CURRENT SMOKE CONTROL SYSTEM CERTIFICATION. HAVE A LICENSE CONTRACTOR UPLOAD CERTIFICATION ON TO ECLIPSE PORTAL.		
LOCATION 1201 CHESTNUT ST - THE COMMONWEALTH		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-102364

VIOLATIONS

PHILA. CODE § F-404.2.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire evacuation plans shall include the following: 1. Emergency egress or escape routes and whether evacuation of the building is to be complete by selected floors or areas only or with a defend-inplace response. 2. Procedures for employees who must remain to operate critical equipment before evacuating. 3. Procedures for the use of elevators to evacuate the building where occupant evacuation elevators complying with Section 3008 of the International Building Code are provided. 4. Procedures for assisted rescue for persons unable to use the general means of egress unassisted. 5. Procedures for accounting for employees and occupants after evacuation has been completed. 6. Identification and assignment of personnel responsible for rescue or emergency medical aid. 7. The preferred and any alternative means of notifying occupants of a fire or emergency. 8. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization. 9. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan. 10. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.		
CONDITION IN VIOLATION AN APPROVED FIRE SAFETY AND EVACUATION PLAN SHALL BE PROVIDED AT THE TIME OF INSPECTION. Fire Code Unit 240 Spring Garden Street, Philadelphia, PA 19123 P: (215) 686-1356 Fax: (215) 686-1167 E-Mail: pfd.fcu@phila.gov		
LOCATION 1201 CHESTNUT ST -THE COMMONWEALTH		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-102364

VIOLATIONS

PHILA. CODE § F-1008.3.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE In the event of power supply failure in rooms and spaces that require two or more means of egress an emergency electrical system shall automatically illuminate all of the following areas: 1. Aisles. 2. Corridors. 3. Exit access stairways and ramps.		
CONDITION IN VIOLATION REPAIR STAIRWAY ILLUMINATION		
LOCATION STAIRWAY 1 STAIRWAY 2 CORRIDORS BASEMENT WHERE APPLICABLE		

PHILA. CODE § F-1104.27	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Stairways in the means of egress shall be free of obstructions. There shall be no storage under the stairways unless the area is enclosed with construction having at least a 1-hour fire-resistance rating.		
CONDITION IN VIOLATION REMOVE STORAGE IN STAIRWAYS REMOVE SHELF STORAGE IN FIRE TOWER		
LOCATION STAIRWAYS 1 & 2 WHERE APPLICABLE		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-102364

VIOLATIONS

PHILA. CODE § F-1103.4.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Existing waste and linen chutes shall comply with Sections F-1103.4.9.1 through F-1103.4.9.5 in the following occupancies: 1. Group I-2 occupancies. 2. High-rise buildings of Group R-2 occupancy.		
CONDITION IN VIOLATION REPAIR TRASH CHUTES MAKE SELF CLOSING AND LATCHING MAINTAIN FIRE RESISTANT RATING.		
LOCATION ALL TRASH CHUTES		
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 RAW SEAWAGE LEAK/ DEFECT MAINTAN IN SAFE SANITARY CONDITION.		
LOCATION BASEMENT		
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 PLUMBING FIXTURE. KEEP FREE OF LEAKS AND DEFECTS. MAINTAIN IN SAFE, SANITARY AND FUNCTIONAL CONDITION.		
LOCATION BASEMENT		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-102364

VIOLATIONS

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 DUMPSTERS FROM OBSTRUCTING EXIT DOOR REMOVE OBSTRUCTION FROM EXIT DOOR		
LOCATION REAR- CLOVER ST 7-ELEVEN- REAR EXIT DOOR		

PHILA. CODE § F-701.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The fire-resistance rating of the following fire-resistance-rated construction shall be maintained: 1. Structural members. 2. Exterior walls. 3. Fire walls, fire barriers, fire partitions. 4. Horizontal assemblies. 5. Shaft enclosures.		
CONDITION IN VIOLATION REPLACE MISSING CEILING TILES		
LOCATION THROUGH OUT PROPERTY		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-102364

VIOLATIONS

PHILA. CODE § F-906.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.		
CONDITION IN VIOLATION PORTABLE FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW.		
LOCATION 7-ELEVEN		
PHILA. CODE § F-604.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.		
CONDITION IN VIOLATION INSTALL APPROVED COVERS ON OPEN JUNCTIONS AND WIRE SPLICES.		
LOCATION BASEMENT		
PHILA. CODE § F-5704.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage of flammable and combustible liquids in closed containers that do not exceed 60 gallons (227 L) in individual capacity and portable tanks that do not exceed 660 gallons (2498 L) in individual capacity, and limited transfers incidental thereto, shall comply with Sections 5704.3.1 through 5704.3.8.5.		
CONDITION IN VIOLATION REMOVE GAS CAN OR STORE IN APPROVED FLAMMABLES CLOSET		
LOCATION BASEMENT		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-102364

VIOLATIONS

PHILA. CODE § F-901.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
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 RESTORE FIRE ALARM PANEL TO DISPLAY NORMAL STATUS MAINTAIN IN OPERATIVE CONDITION AT ALL TIMES AND SHALL BE REPLACED OR REPAIRED WHERE DEFECTIVE.		
LOCATION 1201-05 CHESTNUT ST- THE COMMONWEALTH		

PHILA. CODE § F-901.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
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 REPAIR HORN/STROBE		
LOCATION 7-ELEVEN - NEAR ENTRANCE DOOR		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-102364

VIOLATIONS

PHILA. CODE § F-912.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.		
CONDITION IN VIOLATION REMOVE DUMPSTER OBSTRUCTING FDC ACCESS		
LOCATION REAR EXTERIOR - CLOVER ST		



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 09/10/2026.

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>.

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-102364



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

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

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

