

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-111801



DISTRICT OFFICE

Nuisance Property Unit
5th Fl
2401 Walnut St
Philadelphia, PA 19103
215-686-2515
NuisancePropertyUnit@phila.gov

PROPERTY IN VIOLATION

1316 WALNUT ST, Philadelphia, PA 19107-5410

DATE OF NOTICE

08/27/2026

On 08/25/2026 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 09/30/2026

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 Fire alarm panel is showing trouble. Have repairs made and return the system to normal status.		
LOCATION 1316 Walnut St		



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VIOLATIONS

PHILA. CODE § F-1104.30	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every room or space that is an assembly occupancy (50 or more) shall have the occupant load of the room or space, as determined by the Department of Licenses and Inspections, posted on a sign in a conspicuous place, near the main exit or exit access doorway from the room or space.		
CONDITION IN VIOLATION Must post lawful occupancy signs for 1st and 2nd floors.		
LOCATION 1316 Walnut St Miss Saigon		
PHILA. CODE § F-1001.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE It shall be unlawful to alter a building or structure in a manner that will reduce the number of exits or the capacity of the means of egress to less than required by this code.		
CONDITION IN VIOLATION Rear exit on 1st floor through kitchen has been change from the original approval from Building Permit 598159. Return exit to the original approval design.		
LOCATION 598159 1st floor.		
PHILA. CODE § F-1001.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE It shall be unlawful to alter a building or structure in a manner that will reduce the number of exits or the capacity of the means of egress to less than required by this code.		
CONDITION IN VIOLATION Remove booth that was install at the rear exit to the fire tower on the 2nd floor.		
LOCATION 1316 Walnut St Miss Saigon 2nd floor.		

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VIOLATIONS

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 Remove extension cords at DJ booth and bar area on the 2nd floor.		
LOCATION 1316 Walnut St Miss Saigon 2nd floor		

PHILA. CODE § F-1104.26	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Doors in the means of egress shall be readily openable from the egress side without the use of a key or special knowledge or effort. Surface-mounted manual slide bolt locks are not permitted.		
CONDITION IN VIOLATION Remove slide bolt on rear exit door of the 2nd floor.		
LOCATION 1316 Walnut St Miss Saigon 2nd floor		

PHILA. CODE § F-906.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.		
CONDITION IN VIOLATION All fire extinguishers must be properly hung on the walls in required locations.		
LOCATION 1316 Walnut St Miss Saigon		

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CONDITION IN VIOLATION Add sprinkler head to closet on 1st floor behind Bar A		
LOCATION 1316 Walnut St Miss Saigon 1st floor		

PHILA. CODE § F-901.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
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CONDITION IN VIOLATION Remove protective clip on sprinkler head at Bar B on 1st floor.		
LOCATION 1316 Walnut St Miss Saigon 1st floor.		

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CONDITION IN VIOLATION Remove extension cord in kitchen		
LOCATION 1316 Walnut St Miss Saigon Kitchen		

PHILA. CODE § F-904.12.5.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire-extinguishing system shall be required to comply with the applicable provisions of Sections 904.12 through 904.12.4.		
CONDITION IN VIOLATION All cooking appliances must line up properly with the kitchen hood suppression nozzles.		
LOCATION 1316 Walnut St Miss Saigon Kitchen		

PHILA. CODE § F-1104.31	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Swinging doors in Group A or E occupancies with an occupant load of 50 or more and Group H occupancies of any number shall be provided with panic hardware on the egress side of the door.		
CONDITION IN VIOLATION Remove door that opens in at the rear kitchen exit.		
LOCATION 1316 Walnut St Miss Saigon 1st floor kitchen		

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VIOLATIONS

PHILA. CODE § F-6109.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE LP-gas containers stored in buildings in accordance with Sections 6109.9 and 6109.11 shall not be located near exit access doors, exits, stairways or in areas normally used, or intended to be used, as a means of egress.		
CONDITION IN VIOLATION Remove propane cylinders in rear yard area.		
LOCATION 1316 Walnut St Miss Saigon Rear Yard		

PHILA. CODE § F-1104.31	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Swinging doors in Group A or E occupancies with an occupant load of 50 or more and Group H occupancies of any number shall be provided with panic hardware on the egress side of the door.		
CONDITION IN VIOLATION Remove slide bolts and repair panic hardware on rear exit discharge gate.		
LOCATION 1316 Walnut St Miss Saigon Rear yard		

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 cover on electric service panel in basement.		
LOCATION 1316 Walnut St Miss Saigon Basement		

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VIOLATIONS

PHILA. CODE § F-912.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire hose threads used in connection with sprinkler and standpipe systems shall be approved and shall be compatible with fire department hose threads. Fire department connections shall have a minimum of two 2 1/2-inch (64 mm) internal threaded swivel fittings having National Hose standard threads with caps.		
CONDITION IN VIOLATION Replace missing swivels on the fire department connection in the rear.		
LOCATION 1316 Walnut St Miss Saigon Rear		
PHILA. CODE § F-912.2.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.		
CONDITION IN VIOLATION Install new sign in rear stating the address for the connection.		
LOCATION		

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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 Have fire alarm inspected and certified by an approved contractor. The contractor must electronically submit the certification to the Department.		
LOCATION 1316 Walnut St		

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 the sprinkler system inspected and certified by an approved contractor. The contractor must electronically submit the certification to the Department.		
LOCATION 1316 Walnut St Miss Saigon		



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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YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 09/26/2026.

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: MARTIN RAUDENBUSH Martin.Raudenbush@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