



✕ Violation Notice and Order to Correct

L&I File Number: CF-2020-036639



DISTRICT OFFICE

Property Maintenance Unit
7522 Castor Ave
Philadelphia, PA 19152
215-683-0535

PROPERTY IN VIOLATION

501-27 E CLEARFIELD ST, Philadelphia, PA 19134

DATE OF NOTICE

07/10/2020

On 07/09/2020 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 08/13/2020

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-901.6	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Fire detection, alarm and extinguishing systems 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 shall be removed upon obtaining the required permit from the Department of Licenses and Inspections. Periodic testing of fire protection systems shall be in accordance with Section 915. F-901.6		
CONDITION IN VIOLATION FIRE ALARM IN TROUBLE MODE		
LOCATION ELKIN		



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PHILA. CODE § FC-13-915.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Fire alarm system – must be tested and certified, provide a copy of the current test certification (past 12 mos.) F-915.1		
CONDITION IN VIOLATION NEED UPDATED FIRE ALARM CERTIFICATIONS, A COPY SHOULD BE KEPT ONSITE		
LOCATION ELKIN & LITTLE SCHOOL HOUSE		

PHILA. CODE § FC-13-906.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Fire extinguishers – must be inspected and tagged F-906.2		
CONDITION IN VIOLATION NEED UPDATED TAGS FOR FIRE EXTINGUISHERS		
LOCATION ELKIN & LITTLE SCHOOL HOUSE		

PHILA. CODE § FC-13-1004.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
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. F-1004.2		
CONDITION IN VIOLATION LAWFUL OCCUPANCY MISSING		
LOCATION ELKIN- CAFETORIUM, GYM, LIBRARY		



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PHILA. CODE § FC-13-906.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Fire extinguishers – must be installed in accordance with section F-906.3 and be rated for use on fires of the type, severity, and hazard class protected F-906.3		
CONDITION IN VIOLATION MISSING FIRE EXTINGUISHER		
LOCATION ELKIN- GYM		
PHILA. CODE § FC-13-604.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Battery powered emergency lighting must be tested in accordance with section 604.1.2. A record of the test results must be onsite and available upon request		
CONDITION IN VIOLATION EMERGENCY LIGHTING CERTIFICATION MISSING		
LOCATION LITTLE SCHOOL HOUSE		
PHILA. CODE § FC-13-604.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Emergency/Standby power systems must inspected, tested and certified annually. Certifications must be onsite for a period of three years F-604.4		
CONDITION IN VIOLATION NEED UPDATE BACKUP GENERATOR CERTIFICATION, A COPY SHOULD BE KEPT ONSITE		
LOCATION ELKIN		



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PHILA. CODE § FC-13-605.3.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident. F-605.3.1		
CONDITION IN VIOLATION DOOR MISSING LABEL		
LOCATION ELKIN- BOILER ROOM		
PHILA. CODE § FC-13-504	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE General Req.- cite code section		
CONDITION IN VIOLATION INSTALL ROOF ACCESS SIGN		
LOCATION ELKIN		
PHILA. CODE § FC-13-605.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Open junction boxes, open splices or exposed wiring are prohibited F-605.6		
CONDITION IN VIOLATION JUNCTION BOXES MISSING COVERS		
LOCATION ELKIN- BOILER ROOM		



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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-2703.5	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Visible hazard identification signs as described in NFPA 704 for the specific material contained must be placed on above-ground tanks, stationary containers, and at the entrance to locations where hazardous materials are stored, dispensed, used, or handled. Such signs and markings must not be obscured or removed, must be in English as a primary language or in symbols allowed by this code and must be durable, and the size, color and lettering must be approved. You must properly identify each above location with a sign meeting the above standards. F-2703.5		
CONDITION IN VIOLATION NFPA SIGNAGE NEEDED AT DIESEL GAS GENERATOR		
LOCATION ELKIN- REAR		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-405.5	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Record of evacuation drills required or the following occupancies: assembly, school, day-care, hospital, nursing home, assisted care, hotel and high-rise offices F-405.5		
CONDITION IN VIOLATION FIRE DRILL LOGS NOT PRESENTED DURING INSPECTION		
LOCATION ELKIN & LITTLE SCHOOL HOUSE		



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PHILA. CODE § FC-13-405	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Emergency Drill record shall contain the following information: 1. Identity of the person conducting the drill 2. Date and time of drill 3. Notification method used 4. Staff on Duty and participating 5. Number of occupants evacuated 6. Special conditions simulated 7. Problems encountered 8. Weather conditions when occupants were evacuated 9. Time required to accomplish complete evacuation (F-405)		
CONDITION IN VIOLATION FIRE DRILL REQUIREMENTS		
LOCATION ELKIN & LITTLE SCHOOL HOUSE		

PHILA. CODE § FC-13-404.3.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE All occupancy groups and buildings that are required to have a fire safety and evacuation plan shall also prepare and maintain a shelter-in-place (AKA lock down) plan for sheltering occupants inside the building in the event of an outdoor hazard. The plan shall be placed into effect when notified by local, state or federal officials that an outdoor hazardous materials or biological emergency exists that makes it unsafe for occupants to leave a building. Where facilities develop a plan, the plan shall be in accordance with Sections 404.3.3.1 through 404.3.3.3. F-404.3.3		
CONDITION IN VIOLATION SHELTER-IN-PLACE PLAN NOT PRESENT DURING INSPECTION		
LOCATION ELKIN & LITTLE SCHOOL HOUSE		



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PHILA. CODE § FC-13-915.1(a)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Fire suppression system – must be tested and certified, provide a copy of the current test certification (past 12 mos.) F-915.1		
CONDITION IN VIOLATION NEED UPDATED FIRE SUPPRESSION CERTIFICATION, A COPY SHOULD BE KEPT ONSITE		
LOCATION		

PHILA. CODE § PM15-604.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The electrical system at the premises constitutes a hazard to the occupants due to one or more of the following: inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the defects must be corrected to eliminate the hazard.		
CONDITION IN VIOLATION ELECTRIC PANEL MISSING BLANK COVERS		
LOCATION LITTLE SCHOOL HOUSE- HALL NEXT TO PANEL (EP1-1)		

PHILA. CODE § FC-13-1007.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Exit signs shall be illuminated at all times F-1007.2		
CONDITION IN VIOLATION EXIT SIGNS INOPERABLE		
LOCATION LITTLE SCHOOL HOUSE- HALL, CAFETERIA		



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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
PM15-505.4	\$300.00	
PHILA. CODE LANGUAGE Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.		
CONDITION IN VIOLATION REPAIR DAMAGED/ MISSING PRESSURE RELIEF VALVE OR REPLACE WATER HEATER		
LOCATION LITTLE SCHOOL HOUSE- MECHANICAL ROOM		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-912.2	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. Buildings constructed on or after January 1, 2013, shall have one of the required fire department connections located on or along the side of the building containing the main entrance to the building, or the location shall be approved in writing by the fire department. F-912.2		
CONDITION IN VIOLATION MISSING SIGN INDICATING LOCATION OF FDC		
LOCATION LITTLE SCHOOL HOUSE- RORER ST SIDE		



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PHILA. CODE § FC-13-901	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE General Req.- cite code section		
CONDITION IN VIOLATION 2 SPRINKLER HEADS MISSING FROM EXTRAS BOX		
LOCATION LITTLE SCHOOL HOUSE		

PHILA. CODE § PM15-505.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.		
CONDITION IN VIOLATION REPAIR LEAKING VALVE		
LOCATION LITTLE SCHOOL HOUSE- MECHANICAL ROOM		

PHILA. CODE § FC-13-907.5.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE At each manual fire alarm box a sign shall be mounted near the box that states: IN CASE OF FIRE SOUND ALARM AND CALL FIRE DEPARTMENT (or CALL 911). F-907.5.1		
CONDITION IN VIOLATION INSTALL MISSING MANUAL PULL STATION SIGN		
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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-315.2.2	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE Combustible materials shall not be stored in exits or exit enclosures. F-315.2.2		
CONDITION IN VIOLATION REMOVE STORAGE FROM EXIT CORRIDOR		
LOCATION LITTLE SCHOOL HOUSE		



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 08/09/2020.

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, 11th Floor 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>.



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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: MICHAEL CUTHBERT Michael.Cuthbert@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

توجہ فرمائیے: 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

