



✕ Violation Notice and Order to Correct

L&I File Number: CF-2020-041481



DISTRICT OFFICE

Code Enforcement East District
7522 Castor Ave
Philadelphia, PA 19152
215-685-0535
CodeEnforcement.East@phila.gov

PROPERTY IN VIOLATION

4637 MULBERRY ST, Philadelphia, PA 19124-3331

DATE OF NOTICE

07/24/2020

On 07/23/2020 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 08/27/2020

VIOLATIONS

PHILA. CODE § A-301.1/65	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A use registration permit is required for every new use commenced on any land or in any structure. Return the subject premise to its approved usage or secure the proper permit for its present use.		
CONDITION IN VIOLATION OBTAIN ZONING/PERMIT FOR CREATION OF DWELLING UNIT ON FIRST LEVEL OF GARAGE OR RETURN STRUCTURE BACK TO APPROVED USE OF STORING CONSTRUCTION EQUIPMENT ONLY		
LOCATION GARAGE - FIRST LEVEL		



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VIOLATIONS

PHILA. CODE § FC-13-605.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Electrical panel does not meet minimum working space requirements F-605.3		
CONDITION IN VIOLATION REMOVE STORAGE OBSTRUCTING ACCESS TO ELECTRICAL PANEL BOX		
LOCATION GARAGE - FIRST LEVEL INTERIOR		

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 SECURE OPEN ELECTRICAL PANEL AND REPLACE MISSING ELECTRIC METER COVER		
LOCATION GARAGE - FIRST LEVEL INTERIOR		

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 INSTALL COVERS ON ALL OPEN JUNCTION BOXES		
LOCATION GARAGE - FIRST LEVEL INTERIOR		



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VIOLATIONS

PHILA. CODE § FC-13-308.1.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Portable heating and cooking equipment prohibited F-308.1.9		
CONDITION IN VIOLATION REMOVE HOT PLATE OBSERVED IN DWELLING SPACE CREATED IN OFFICE		
LOCATION GARAGE - FIRST LEVEL INTERIOR		

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 SECURE ALL LOOSE/HANGING EXPOSED WIRING OBSERVED ON FIRST LEVEL OF GARAGE		
LOCATION GARAGE - FIRST LEVEL INTERIOR		



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VIOLATIONS

PHILA. CODE § FC-13-1007.1		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Exit and exit access doors in existing buildings 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 no point in an exit access corridor or exit passageway is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. F-1007.1			
CONDITION IN VIOLATION INSTALL EXIT SIGNS ABOVE ALL MEANS OF EGRESS			
LOCATION GARAGE - FIRST LEVEL INTERIOR			
PHILA. CODE § FC-13-1005.2		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Failure to maintain the required minimum clear aisle width as specified F-1005.2			
CONDITION IN VIOLATION REMOVE EXCESSIVE STORAGE OBSTRUCTING AISLE ACCESS			
LOCATION GARAGE - FIRST LEVEL INTERIOR			
PHILA. CODE § FC-13-315		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Combustible storage violation F-315			
CONDITION IN VIOLATION CLEAR/REMOVE EXCESSIVE COMBUSTIBLE STORAGE			
LOCATION GARAGE - FIRST LEVEL INTERIOR			



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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 08/23/2020.

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>.



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: WILLIAM CORLEY JR. William.CorleyJr@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 فرمائیں: 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