



✕ Violation Notice and Order to Correct

L&I File Number: CF-2021-005748



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

4940 N 12TH ST, Philadelphia, PA 19141-3510

DATE OF NOTICE

01/26/2021

On 01/25/2021 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 03/01/2021

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-907.1.9	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE A manual and automatic fire alarm system shall be installed in existing Group R-2 occupancies. The automatic detection shall be smoke detectors installed throughout the common areas and basement. F-907.1.9		
CONDITION IN VIOLATION PROPERTY OWNER MUST HAVE A LICENSED FIRE ALARM CONTRACTOR TO INSTALL MISSING FIRE ALARM SYSTEM IN BUILDING		
LOCATION 4940 N 12TH ST.		



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VIOLATIONS

PHILA. CODE § FC-13-105.7.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE A construction permit is required for installation, modification, or removal from service of fire alarm and detection systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. F-105.7.3		
CONDITION IN VIOLATION PROPERTY OWNER MUST HAVE A LICENSED FIRE ALARM CONTRACTOR TO OBTAIN PERMIT FOR THE INSTALLATION OF FIRE ALARM SYSTEM TO BUILDING.		
LOCATION 4940 N 12TH ST.		
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 PROPERTY OWNER MUST PROVIDE A CURRENT FIRE ALARM CERTIFICATION TO INSPECTOR (EMERITO.ALVARADO@PHILA.GOV)		
LOCATION 4940 N 12TH ST.		
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 PROPERTY OWNER MUST HAVE A LICENSED ELECTRICAL CONTRACTOR TO REPAIR ALL DEFICIENCIES TO ALL ELECTRICAL SYSTEM IN BUILDING ALSO SEAL ALL OPEN JUNCTION BOXES & ALL OPEN SPLICES TO WIRING, MUST PROVIDE A DOCUMENT FROM LICENSED CONTRACTOR STATING THAT ALL ELECTRICAL SYSTEMS ARE UP TO THE ELECTRICAL CODES NFPA70 TO THE INSPECTOR (EMERITO.ALVARADO@PHILA.GOV)		
LOCATION BASEMENT & ALL UNITS		



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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 PROPERTY OWNER MUST HAVE A LICENSED ELECTRICAL CONTRACTOR TO REPAIR ALL DEFICIENCIES TO ALL ELECTRICAL SYSTEM IN BUILDING ALSO SEAL ALL OPEN JUNCTION BOXES & ALL OPEN SPLICES TO WIRING, MUST PROVIDE A DOCUMENT FROM LICENSED CONTRACTOR STATING THAT ALL ELECTRICAL SYSTEMS ARE UP TO THE ELECTRICAL CODES NFPA70 TO THE INSPECTOR (EMERITO.ALVARADO@PHILA.GOV)		
LOCATION BASEMENT & ALL UNITS		

PHILA. CODE § FC-13-304.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Combustible waste accumulation prohibited F-304.1		
CONDITION IN VIOLATION PROPERTY OWNER MUST HAVE BASEMENT CLEANED OUT DUE TO ALL CUMBUSTIBLES		
LOCATION BASEMENT		

PHILA. CODE § FC-13-1008.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE The security grilles in existing buildings shall be secured in the full-open position during the period of occupancy by the general public. When a building is occupied, but not by the general public, security grilles are permitted to be in the closed position provided they are openable from the inside without the use of a key or special knowledge or effort. F-1008.6		
CONDITION IN VIOLATION PROPERTY OWNER MUST REMOVE ALL SECURITY BARS FROM WINDOWS IN ALL BEDROOMS.		
LOCATION 1ST FLOOR UNIT BEDROOM WINDOWS		



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PHILA. CODE § PM15-304.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a nuisance.		
CONDITION IN VIOLATION PROPERTY OWNER MUST REPAIR DETERIORATED REAR PORCH ROOF		
LOCATION REAR PORCH ROOF		

PHILA. CODE § FC-13-907.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Single station smoke alarms are required in the location(s) specified F-907.2		
CONDITION IN VIOLATION PROPERTY OWNER MUST INSTALL AN OPERABLE SMOKE DETECTOR AT EVERY FLOOR LEVEL INCLUDING THE BASEMENT		
LOCATION 4940 N 12TH ST.		

PHILA. CODE § PM15-302.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All exterior property and premises must be maintained in a clean, safe and sanitary condition and free from any accumulation of rubbish or garbage.		
CONDITION IN VIOLATION PROPERTY OWNER MUST MAINTAIN PROPERTY CLEAN, SAFE & IN SANITARY CONDITION AT ALL TIME		
LOCATION EXTERIOR OF PROPERTY FRONT, SIDE & REAR		



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VIOLATIONS

PHILA. CODE § PM15-308.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.		
CONDITION IN VIOLATION PROPERTY OWNER MUST MAINTAIN PROPERTY FREE FROM ALL RUBBISH & GARBAGE AT ALL TIME		
LOCATION INTERIOR & EXTERIOR		

PHILA. CODE § PM15-307	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.		
CONDITION IN VIOLATION PROPERTY OWNER MUST INSTALL A HANDRAIL TO 2ND SET OF STEPS LEADING TOWARDS FRONT MAIN DOOR AT PROPERTY		
LOCATION 2ND SET OF FRONT STEPS		

PHILA. CODE § PM15-302.3	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.		
CONDITION IN VIOLATION PROPERTY OWNER MUST REPAIR ALL DETERIORATED STEPS TO PROPERTY		
LOCATION ALL FRONT STEPS		



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VIOLATIONS

PHILA. CODE § PM15-304.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).		
CONDITION IN VIOLATION PROPERTY OWNER MUST PROVIDE AN APPROVED ADDRESS NUMBER IN A POSITION TO FRONT OF PROPERTY (4940)		
LOCATION FRONT OF PROPERTY		



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 02/25/2021.

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: EMERITO ALVARADO JR. Emerito.Alvarado@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