



✕ Violation Notice and Order to Correct

L&I File Number: CF-2022-057538



DISTRICT OFFICE

Fire Safety North District
3RD FLR
667 N Broad St
Philadelphia, PA 19123
215-685-3917

PROPERTY IN VIOLATION

5129 GERMANTOWN AVE, Philadelphia, PA 19144-2326

DATE OF NOTICE

06/14/2022

On 06/13/2022 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 07/18/2022

VIOLATIONS

PHILA. CODE § 9-3902 (1)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The owner of any one or two -family dwelling let for occupancy must obtain a rental license. No person shall collect rent with respect to any property that is required to be licensed pursuant to this Section unless a valid rental license has been issued for the property. 9-3902		
CONDITION IN VIOLATION Renew inactive Rental License (R3)		
LOCATION 5129 Germantown Avenue, Premises		





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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 Property converted into (5) dwelling units above commercial space without zoning/permits - Obtain zoning/permits required for additional units created inside building or restore structure back to (2) dwelling units above commercial space only		
LOCATION Second and Third Floor, Interior		

PHILA. CODE § A-701.1/3	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A violation has been issued because the building or a portion of the building that has changed from one Occupancy Group to another is occupied prior to the issuance of a Certificate of Occupancy.		
CONDITION IN VIOLATION Obtain Certificate of Occupancy for all new uses		
LOCATION 5129 Germantown Avenue, Premises		

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 Medical office converted into furniture store without zoning/permits - Obtain zoning/permits required to operate new business or restore space back to last approved use of medical office		
LOCATION First Floor, Interior		



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VIOLATIONS

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 Provide cover for open junction box inside stairway		
LOCATION Egress Stairway, Interior (Residential)		

PHILA. CODE § F-907.4.2.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where fire alarm systems are not monitored by a supervising station, an approved permanent sign shall be installed adjacent to each manual fire alarm box that reads: WHEN ALARM SOUNDS—CALL FIRE DEPARTMENT.		
CONDITION IN VIOLATION Install signage above all pull existing stations		
LOCATION Common Areas, Interior (Residential)		

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 Service and provide current tags for all existing fire extinguishers		
LOCATION Common Areas, Interior (Residential)		



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PHILA. CODE § F-1008.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied.		
CONDITION IN VIOLATION Restore means of egress illumination inside residential stairway, repair inoperable light fixtures		
LOCATION Egress Stairway, Interior (Residential)		

PHILA. CODE § F-103.2	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE "Where any required fire protection system or part thereof becomes inoperative and affects the fire safety of a structure or the occupants therein, the fire code official shall order the system to be repaired and returned to service and is authorized to order the structure vacated until the inoperative system is repaired and returned to service."		
CONDITION IN VIOLATION Please have Licensed Contractor restore power to building fire alarm and return system/components to an operative condition		
LOCATION 5129 Germantown Avenue, Premises		

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 Please have Licensed Contractor submit updated Fire Alarm Certification to eEclipse after inoperable system repaired/returned to service		
LOCATION 5129 Germantown Avenue, Premises		



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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 01/20/2023.

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: NATASHA LEE Natasha.Lee@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