



✕ Violation Notice and Order to Correct

L&I File Number: CF-2022-069770



DISTRICT OFFICE

Code Enforcement North District
1512-14 Cecil B Moore Ave
Philadelphia, PA 19121
215-683-0575
CodeEnforcement.North@phila.gov

PROPERTY IN VIOLATION

5100 N CARLISLE ST, Philadelphia, PA 19141-1630

DATE OF NOTICE

07/16/2022

On 07/14/2022 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 08/03/2022

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 5100 N Carlisle Street, Premises		



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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 Please have Licensed Contractor submit current Fire Alarm Certification to eClipse for existing system installed inside duplex		
LOCATION 5100 N Carlisle Street, Premises		

PHILA. CODE § PM15-404.4.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Kitchens and nonhabitable spaces shall not be used for sleeping purposes.		
CONDITION IN VIOLATION Basement Reoccupied - Nonhabitable spaces shall not be used for sleeping/living purposes		
LOCATION Interior, Basement Unit (Lindley Street)		

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 Duplex converted into (5) dwelling units without zoning/permits - Obtain zoning/permits required for additional units created inside building or restore structure back to duplex only		
LOCATION 5100 N Carlisle Street, Premises		



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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 new use		
LOCATION 5100 N Carlisle Street, Premises		

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 existing pull stations inside building		
LOCATION Interior, Common Areas (Carlisle Street) Floors 1-2		

PHILA. CODE § PM15-506.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.		
CONDITION IN VIOLATION Plumbing system requires maintenance - Repair defect causing raw sewage to accumulate inside/outside basement and restore system to an operative condition - Submit documentation from a Licensed Contractor indicating repair		
LOCATION 5100 N Carlisle Street, Premises		



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PHILA. CODE § PM15-109.1	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The Department has deemed the structure referenced in this order Unfit. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. The owner shall be prohibited from admitting any new tenants to any tenant space within such dwelling for the duration of such unfit designation.		
CONDITION IN VIOLATION Plumbing system requires maintenance - Repair defect causing raw sewage to accumulate inside/outside basement and restore system to an operative condition - Submit documentation from a Licensed Contractor indicating repair		
LOCATION 5100 N Carlisle Street, Premises		

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 Install exterior handrails		
LOCATION Side Exterior (Lindley Street)		



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PHILA. CODE § PM15-304.13	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All glazing materials shall be maintained free from cracks and holes and shall be easily openable and capable of being held in position by window hardware.		
CONDITION IN VIOLATION Repair all broken window glazing		
LOCATION Front and Side Exterior All Levels		

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 Reconnect detached roof downspout		
LOCATION Side/Rear Exterior (Lindley Street)		

PHILA. CODE § PM15-304.15	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Chapter 10 of the Philadelphia Fire Code.		
CONDITION IN VIOLATION Replace missing door knobs and latching hardware		
LOCATION Interior, Vestibule and Unit #1 (Carlisle Street) Floor 1		



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VIOLATIONS

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 existing fire extinguisher and provide current tag		
LOCATION Interior, Vestibule (Carlisle Street)		

PHILA. CODE § F-906.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.		
CONDITION IN VIOLATION Remove fire extinguisher from floor and properly mount to brackets		
LOCATION Interior, Vestibule (Carlisle Street)		

PHILA. CODE § F-106.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, or otherwise installed, such device, equipment, system, condition, arrangement, level of protection or other feature shall thereafter be continuously maintained in accordance with this code and applicable referenced standards.		
CONDITION IN VIOLATION Reset activated pull station inside hallway		
LOCATION Interior, Common Area (Carlisle Street) Floor 2		



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PHILA. CODE § F-106.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, or otherwise installed, such device, equipment, system, condition, arrangement, level of protection or other feature shall thereafter be continuously maintained in accordance with this code and applicable referenced standards.		
CONDITION IN VIOLATION Secure hardwired smoke alarms pulled from ceiling surfaces inside building and repair components where defective; Replace missing batteries powering fire protection		
LOCATION Interior, Common Areas and Dwelling Units (Carlisle Street) Floors 1-2		

PHILA. CODE § A-505.8	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A violation has been issued to the person listed in this notice who with knowledge of a Cease Operations Order has permitted any or all of the following to occur: 1. Continue any occupancy, use or other activity in or about any structure or land or part thereof after a Cease Operations Order has been issued, except work required to comply with the Cease Operations Order; 2. Enter any structure or land, or part thereof on which a Cease Operations Order has been posted, except for the purpose of complying with the Cease Operations Order; 3. Permit any structure or land, or part thereof to be occupied by the public until the Cease Operations Order has been lifted by the code official; 4. Remove, damage, alter or deface any Cease Operations Order; 5. Resist or interfere with any inspector or other official in the performance of their duties or the enforcement of any provision of this Section. 6. Refuse to leave, interfere with the evacuation of other occupants or continue any operation after having been given an evacuation order except such work as that person is directed to perform to remove a violation or unsafe condition.		
CONDITION IN VIOLATION Basement reoccupied in violation of Cease Operations posted on 10-7-21 - Continued occupancy prohibited until Cease Operations lifted		
LOCATION Basement Unit (Lindley Street)		



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PHILA. CODE § F-1103.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Carbon monoxide alarms shall be installed in existing dwelling units or sleeping units in accordance with Sections F-1103.9.1 through F-1103.9.3 where any of the conditions in Sections 915.1.2 through 915.1.6 exist. A carbon monoxide detection system installed in accordance with Section 915.5 shall be an acceptable alternative to carbon monoxide alarms.		
CONDITION IN VIOLATION Working carbon monoxide alarms required within 15 feet of sleeping areas, replace missing batteries and secure covers		
LOCATION Building, Interior		

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 cord ran between basement entrance and window belonging to Unit #1, discontinue all improper use inside building		
LOCATION Side Exterior (Lindley Street)		



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PHILA. CODE § F-604.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.		
CONDITION IN VIOLATION Multiple electrical hazards found inside building - Secure exposed outlets, loose wiring and fixtures		
LOCATION Interior, Common Areas (Carlisle Street) Floors 1-2		

PHILA. CODE § F-315.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.		
CONDITION IN VIOLATION Remove excessive storage accumulating inside basement and properly maintain interior		
LOCATION Interior, Basement Unit (Lindley Street)		



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PHILA. CODE § PM15-304.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces.		
CONDITION IN VIOLATION Exterior surfaces require maintenance - Replace missing sections of siding material along front and side exterior of building		
LOCATION Front and Side Exterior Floors 1-2		



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 02/10/2023.

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