



✕ Violation Notice and Order to Correct

L&I File Number: CF-2022-077681



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

5245 GERMANTOWN AVE, Philadelphia, PA 19144-2328

DATE OF NOTICE

08/04/2022

On 08/03/2022 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 09/07/2022

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 updated zoning/permits for "Medical Office, Home Health Agency and Church" now operating inside commercial building or restore structure back to previously approved use, "Banquet Hall with accessory offices (Expired 3 Year Temporary Proviso)"		
LOCATION 5245 Germantown Avenue, Premises		



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VIOLATIONS

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 uses		
LOCATION 5245 Germantown Avenue, Premises		

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 5245 Germantown Avenue, 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 updated Fire Alarm Certification to eCclipse after inoperable system repaired/returned to service		
LOCATION 5245 Germantown Avenue, Philadelphia		

PHILA. CODE § F-106.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable or fixed fire-extinguishing systems or devices and fire-warning systems shall be provided with ready access and shall not be rendered inoperative except as necessary during emergencies, maintenance, repairs, alterations, drills or prescribed testing. The restoration of protection shall be diligently pursued.		
CONDITION IN VIOLATION Properly reset activated pull station serving, "Community & Event Center"		
LOCATION House of Glory Philly Community and Event Center Entrance		

PHILA. CODE § F-1031.10.2	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Battery-powered emergency lighting equipment shall be tested annually by operating the equipment on battery power for not less than 90 minutes.		
CONDITION IN VIOLATION Please have Licensed Contractor upload current certification for Emergency Lighting system to eCclipse		
LOCATION 5245 Germantown Avenue, Premises		



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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 station		
LOCATION House of Glory Philly Community and Event Center Entrance		

PHILA. CODE § F-1031.6	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Means of egress doors shall be maintained in such a manner as to be distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors. Furnishings, decorations or other objects shall not be placed so as to obstruct exits, access thereto, egress therefrom, or visibility thereof. Hangings and draperies shall not be placed over exit doors or otherwise be located to conceal or obstruct an exit. Mirrors shall not be placed on exit doors. Mirrors shall not be placed in or adjacent to any exit in such a manner as to confuse the direction of exit.		
CONDITION IN VIOLATION Exit door finished with black paint and obscured between black curtains, means of egress doors shall be easily recognizable		
LOCATION House of Glory Philly Church Assembly Room		



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PHILA. CODE § F-1031.4	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit signs shall be installed and maintained in accordance with the building code that was in effect at the time of construction and the applicable provisions in Section 1104. Decorations, furnishings, equipment or adjacent signage that impairs the visibility of exit signs, creates confusion or prevents identification of the exit shall not be allowed.		
CONDITION IN VIOLATION Remove curtains obstructing exit sign above door		
LOCATION House of Glory Philly Church Assembly Room		

PHILA. CODE § F-906.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable fire extinguishers shall be installed in all of the following locations: 1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies. 2. Within 30 feet (9144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies. 3. In areas where flammable or combustible liquids are stored, used or dispensed. 4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1. 5. Where required by the sections indicated in Table 906.1. 6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.		
CONDITION IN VIOLATION Install and distribute portable fire extinguishers inside building, maximum distance between extinguishers shall not exceed 75 ft		
LOCATION Building, Interior		



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PHILA. CODE § F-705.2.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Hold-open devices and automatic door closers, where provided, shall be maintained. During the period that such device is out of service for repairs, the door it operates shall remain in the closed position.		
CONDITION IN VIOLATION Repair defective hardware above rear exit door		
LOCATION Rear, Interior		

PHILA. CODE § F-807.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where required to exhibit improved fire performance, curtains, draperies, fabric hangings and other similar combustible decorative materials suspended from walls or ceilings shall be tested by an approved agency and meet the flame propagation performance criteria of Test Method 1 or Test Method 2, as appropriate, of NFPA 701 or exhibit a maximum rate of heat release of 100 kW when tested in accordance with NFPA 289, using the 20 kW ignition source. Reports of test results shall be prepared in accordance with the test method used and furnished to the fire code official upon request.		
CONDITION IN VIOLATION Decorative curtains must be flame retardant, no tag visible/displayed		
LOCATION House of Glory Philly Church Assembly Room		



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PHILA. CODE § F-907.4.2.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Manual fire alarm boxes shall be located not more than 5 feet (1524 mm) from the entrance to each exit. In buildings not protected by an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, additional manual fire alarm boxes shall be located so that the distance of travel to the nearest box does not exceed 200 feet (60 960 mm).		
CONDITION IN VIOLATION Provide pull stations within 5 ft of each exit inside building		
LOCATION Building, Interior		



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 09/03/2022.

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