



✕ Violation Notice and Order to Correct

L&I File Number: CF-2022-084190



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

5634 VINE ST, Philadelphia, PA 19139-1301

DATE OF NOTICE

08/18/2022

On 08/17/2022 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 09/21/2022

VIOLATIONS

PHILA. CODE § F-404.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire safety and evacuation plans shall be available in the workplace for reference and review by employees, and copies shall be furnished to the fire code official for review on request.		
CONDITION IN VIOLATION FIRE SAFETY AND EVACUATION PLANS SHALL BE MAINTAINED ONSITE		
LOCATION UNIVERSAL CHARTER @ DAROFF		



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VIOLATIONS

PHILA. CODE § F-606.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved location for immediate use by the fire department. Elevator keys for emergency use for door access (shaftway door access) and override of normal operations (Phase I recall and Phase II firefighter use) shall be marked as such and readily available at the fire command center or main lobby desk for use by the fire department and other emergency personnel. In buildings without a fire command center or main lobby desk, the keys shall be stored in a break-glass container at the main entrance. There shall be at least two door access keys and at least 6 override keys available for emergency use.		
CONDITION IN VIOLATION NO ELEVATOR KEYS ONSITE; 2 DOOR ACCESS KEYS AND 6 OVERRIDE KEYS REQUIRED		
LOCATION UNIVERSAL CHARTER @ DAROFF		

PHILA. CODE § F-1104.30	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every room or space that is an assembly occupancy (50 or more) shall have the occupant load of the room or space, as determined by the Department of Licenses and Inspections, posted on a sign in a conspicuous place, near the main exit or exit access doorway from the room or space.		
CONDITION IN VIOLATION INSTALL LAWFUL OCCUPANCY SIGNS		
LOCATION LIBRARY/ AUDITORIUM		



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VIOLATIONS

PHILA. CODE § F-1104.8	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. The opening forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other side-swinging, sliding and folding doors, the door latch shall release when subjected to a force of not more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding 30 pounds (133 N). The door shall swing to a fullopen position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.		
CONDITION IN VIOLATION REPAIR DOORS SO THAT THEY FUNCTION PROPERLY		
LOCATION BOILER ROOM- EXTERIOR DOORS		

PHILA. CODE § F-1104.31	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Swinging doors in Group A or E occupancies with an occupant load of 50 or more and Group H occupancies of any number shall be provided with panic hardware on the egress side of the door.		
CONDITION IN VIOLATION REMOVE DOOR KNOB AND REPLACE WITH PANIC HARDWARE		
LOCATION AUDITORIUM		

PHILA. CODE § F-705.2.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Swinging fire doors shall close from the full-open position and latch automatically.		
CONDITION IN VIOLATION REPAIR DOORS SO THAT THEY SELF CLOSE AND LATCH AUTOMATICALLY		
LOCATION FLOOR 1 & 2- STAIR 2 & STAIR 4/ DOOR 16/ AUDITORIUM DOORS/ BOILER ROOM DOOR		



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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 09/17/2022.

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: TAMICA BLAIR Tamica.Blair@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