



# ✕ Violation Notice and Order to Correct

L&I File Number: CF-2022-087963



## DISTRICT OFFICE

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

## PROPERTY IN VIOLATION

2436 S SARTAIN ST, Philadelphia, PA 19148-3622

## DATE OF NOTICE

08/27/2022

On 08/26/2022 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 09/30/2022

## VIOLATIONS

| PHILA. CODE §                                                                                                                                                                                                                                                                                                                                                                                                                 | FINE AMOUNT | SCAN QR CODE FOR HOW TO RESOLVE |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------|
| F-901.6                                                                                                                                                                                                                                                                                                                                                                                                                       | \$300.00    |                                 |
| <b>PHILA. CODE LANGUAGE</b><br>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. |             |                                 |
| <b>CONDITION IN VIOLATION</b><br>Fire alarm system inoperable obtain a permit and update system                                                                                                                                                                                                                                                                                                                               |             |                                 |
| <b>LOCATION</b>                                                                                                                                                                                                                                                                                                                                                                                                               |             |                                 |



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| <b>PHILA. CODE §</b><br>F-901.6.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>The testing of fire protection systems shall be in accordance with Sections 901.6 and F-901.6.4 through F-901.6.4.8.1. Annually the owner of each building that contains fire protection systems shall have such systems certified as operating properly by a person certified or licensed by the Department of Licenses and Inspections to provide such certifications in accordance with this Section. Certification forms shall be maintained on the property and made available for inspection upon the request of a fire code official. The certification form shall be submitted to the Department of Licenses and Inspections which may, by regulation, establish a fee to be paid upon submission of the form. |                                |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>Provide a current fire alarm certification and upload to city eclipse system by license contractor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                |                                                                                                                               |
| <b>LOCATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |                                                                                                                               |

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| <b>PHILA. CODE §</b><br>F-907.4.2.1                                                                                                                                                                                                                                                                                                                                                               | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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). |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>Provide manual pull station in tailor shop with in 5'-0" of exit                                                                                                                                                                                                                                                                                                 |                                |                                                                                                                                 |
| <b>LOCATION</b>                                                                                                                                                                                                                                                                                                                                                                                   |                                |                                                                                                                                 |



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| <b>PHILA. CODE §</b><br>F-907.4.2.4                                                                                                                                                                                                          | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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. |                                |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>Provide proper working for pull station dia 911 at each location                                                                                                                                            |                                |                                                                                                                               |
| <b>LOCATION</b>                                                                                                                                                                                                                              |                                |                                                                                                                               |

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| <b>PHILA. CODE §</b><br>F-1008.3                                                                                                                                                              | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>The power supply for means of egress illumination shall normally be provided by the premises' electrical supply.                                               |                                |                                                                                                                                |
| <b>CONDITION IN VIOLATION</b><br>Provide emergency lights with exit signs as required for R-2 Mix use property and provide a certification and upload to eclipse system by license contractor |                                |                                                                                                                                |
| <b>LOCATION</b>                                                                                                                                                                               |                                |                                                                                                                                |

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| <b>PHILA. CODE §</b><br>F-106.8                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>FINE AMOUNT</b><br>\$1,000.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>Obstruction of aisles, passageways or other means of egress constitutes a violation of this code. Upon finding any obstruction in an aisle, passageway or other means of egress, or upon finding any condition that constitutes a life safety hazard, the fire code official, in addition to any other remedy under this code, is authorized to cause any event or activity to be stopped until such condition or obstruction is corrected. |                                  |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>Remove obstruction of egress                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                                                                                                                 |
| <b>LOCATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                                                                                                                                 |



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| PHILA. CODE §<br>F-304.1                                                                                                                                  | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises. |                         |                                                                                                                        |
| CONDITION IN VIOLATION<br>Remove waste accumulation from kitchen area                                                                                     |                         |                                                                                                                        |
| LOCATION                                                                                                                                                  |                         |                                                                                                                        |

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| PHILA. CODE §<br>F-604.6                                                                                                                                               | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>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<br>Repair open junction box kitchen area                                                                                                        |                         |                                                                                                                         |
| LOCATION                                                                                                                                                               |                         |                                                                                                                         |

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| PHILA. CODE §<br>F-1103.8                                                                                                                                                                                                                                          | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>Single- and multiple-station (single-station wired together to enable all to sound an alarm when one activates) smoke alarms shall be installed in existing Group R occupancies in accordance with Sections F-1103.8.1 through F-1103.8.3. |                         |                                                                                                                          |
| CONDITION IN VIOLATION<br>Provide smoke detector basement and hallway 2nd floor with in 15' of sleeping area                                                                                                                                                       |                         |                                                                                                                          |
| LOCATION                                                                                                                                                                                                                                                           |                         |                                                                                                                          |



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| PHILA. CODE §<br>F-1010.1.9.5                                                             | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>Manually operated flush bolts or surface bolts are not permitted. |                         |                                                                                                                        |
| CONDITION IN VIOLATION<br>Remove locks prohibited bedroom (pad locks) must be removed     |                         |                                                                                                                        |
| LOCATION                                                                                  |                         |                                                                                                                        |

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------|
| PHILA. CODE §<br>PM15-302.1                                                                                                                                                 | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>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<br>Interior sanitation kitchen area clean stove area                                                                                                 |                         |                                                                                                                         |
| LOCATION                                                                                                                                                                    |                         |                                                                                                                         |

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| PHILA. CODE §<br>9-3902 (1)                                                                                                                                                                                                                                                                                    | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>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<br>Obtain rental license                                                                                                                                                                                                                                                                |                         |                                                                                                                          |
| LOCATION                                                                                                                                                                                                                                                                                                       |                         |                                                                                                                          |



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| PHILA. CODE §<br>A-301.1/51                                                                                                                                                            | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>An electrical permit is required for the installation, alteration, replacement or repair of electrical wiring within or on any existing structure or premises. |                         |                                                                                                                        |
| CONDITION IN VIOLATION<br>Obtain electrical permit                                                                                                                                     |                         |                                                                                                                        |
| LOCATION                                                                                                                                                                               |                         |                                                                                                                        |

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------|
| PHILA. CODE §<br>A-301.1/65                                                                                                                                                                                                  | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>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<br>Provide zoning for ne usage 1st floor apartment or return back to approved use dog grooming shop                                                                                                   |                         |                                                                                                                         |
| LOCATION                                                                                                                                                                                                                     |                         |                                                                                                                         |

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| PHILA. CODE §<br>A-701.1/1                                                                                                                                                                                                                   | FINE AMOUNT<br>\$2,000.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>A violation has been issued because the building, portion of the building, or premises is occupied prior to departmental approval or issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy. |                           |                                                                                                                          |
| CONDITION IN VIOLATION<br>Provide a current certificate of occupancy                                                                                                                                                                         |                           |                                                                                                                          |
| LOCATION                                                                                                                                                                                                                                     |                           |                                                                                                                          |



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| PHILA. CODE §<br>PM15-604.3                                                                                                                                                                                                                                                                                                                                          | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>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<br>Repair electrical hazard exterior lighting open junction boxes                                                                                                                                                                                                                                                                             |                         |                                                                                                                        |
| LOCATION                                                                                                                                                                                                                                                                                                                                                             |                         |                                                                                                                        |



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 09/26/2022.

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](http://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](http://www.phila.gov) under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: LLOYD MINER [Lloyd.Miner@phila.gov](mailto:Lloyd.Miner@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