



✕ Violation Notice and Order to Correct

L&I File Number: CF-2022-109901



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

330-48 N 12TH ST, Philadelphia, PA 19107-1123

DATE OF NOTICE

10/28/2022

On 10/26/2022 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 12/01/2022

VIOLATIONS

PHILA. CODE § F-901.6.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION PROVIDE CURRENT CERTIFICATIONS FOR ALL SYSTEMS WHICH APPLY FOR INSPECTOR REVIEW; FIRE ALARM, SUPPRESSION, EMERGENCY LIGHTING, BACK-UP GENERATORS - REPORTS MUST BE SIGNED, STAMPED DATE OF TESTING AND UPLOADED TO CITY ECLIPSE SYSTEM AS REQUIRED		
LOCATION PREMISES		



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VIOLATIONS

PHILA. CODE § F-913.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire pumps shall be inspected, tested and maintained in accordance with the requirements of this section and NFPA 25. Records of inspection, testing and maintenance shall be maintained.		
CONDITION IN VIOLATION REPAIR FIRE PUMP AND SUPPRESSION TO FULL OPERATION - AT TIME OF INSPECTION, CONTRACTOR SUBMITTED PROPOSAL FOR REPAIR TO ENTIRE SYSTEM / OBTAIN PERMITS PRIOR TO ANY REPAIRS		
LOCATION PREMISES		

PHILA. CODE § F-304.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.		
CONDITION IN VIOLATION REMOVE ALL TRASH / DEBRIS FROM LOCATIONS LISTED - AT TIME OF INSPECTION, REPAIRS BEING MADE TO ROOF AND FIRE ALARM SYSTEM		
LOCATION ROOF TOP / ALL STAIR TOWERS AND CORRIDORS		

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 CLOSE ALL FIRE DOORS TO MAINTAIN FIRE RATING AND PREVENT SMOKE INTRUSION		
LOCATION ALL STAIR TOWER DOORS / LOWER LEVEL CORRIDORS		



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PHILA. CODE § F-1010.1.9.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.		
CONDITION IN VIOLATION INSTALL DOOR HANDLES AT LOCATIONS LISTED		
LOCATION ROOF TOP ELEVATOR ROOMS		

PHILA. CODE § F-701.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The fire-resistance rating of the following fire-resistance-rated construction shall be maintained: 1. Structural members. 2. Exterior walls. 3. Fire walls, fire barriers, fire partitions. 4. Horizontal assemblies. 5. Shaft enclosures.		
CONDITION IN VIOLATION REPAIR / REPLACE MISSING FIRE STOP MATERIAL, BROKEN OR DEFECTIVE WALLBOARD AND CEILING TILES FOR LISTED AREAS - AT TIME OF INSPECTION, ROOF AND FIRE ALARM BEING REPAIRED		
LOCATION ROOFTOP - LOWER LEVEL FLOORS, CORRIDORS AND ROOMS THRU-OUT PROPERTY		



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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1023.9	\$300.00	
PHILA. CODE LANGUAGE A sign shall be provided at each floor landing in an interior exit stairway and ramp connecting more than three stories designating the floor level, the terminus of the top and bottom of the interior exit stairway and ramp and the identification of the stairway or ramp. The signage shall state the story of, and the direction to, the exit discharge and the availability of roof access from the interior exit stairway and ramp for the fire department. The sign shall be located 5 feet (1524 mm) above the floor landing in a position that is readily visible when the doors are in the open and closed positions. In addition to the stairway identification sign, a floor-level sign in visual characters, raised characters and braille complying with ICC A117.1 shall be located at each floor-level landing adjacent to the door leading from the interior exit stairway and ramp into the corridor to identify the floor level.		
CONDITION IN VIOLATION INSTALL SIGNS AT LOCATIONS LISTED FOR IMMEDIATE FIRE DEPARTMENT IDENTIFICATION / EAST STAIR SIGN TO INDICATE : NO ROOF ACCESS		
LOCATION ROOF TOP SOUTH STAIR / B1 SIGNS		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1013.1	\$300.00	
PHILA. CODE LANGUAGE Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign.		
CONDITION IN VIOLATION INSTALL EXIT SIGNS AT LOCATIONS LISTED AS REQUIRED PER CODE		
LOCATION 4TH FLOOR GYM ROOM / UNDERGROUND ARTS CLUB FRONT ENTRANCE		



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VIOLATIONS

PHILA. CODE § F-105.9.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment.		
CONDITION IN VIOLATION INSTALL AUDIBLE AND STROBE DEVICES AT LOCATIONS LISTED AS REQUIRED - NO STROBES OBSERVED		
LOCATION 4TH FLOOR GYM BATHROOM / UNDERGROUND ARTS CLUB: ENTIRE FLOOR, BATHROOM, GREEN ROOM AREAS		

PHILA. CODE § F-315.3.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.		
CONDITION IN VIOLATION REMOVE ALL DEBRIS, COMBUSTIBLE MATERIALS ETC FROM LOCATIONS LISTED		
LOCATION 3RD FLOOR ELECTRIC ROOMS / LOWER LEVEL MECHANICAL SPACES		



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VIOLATIONS

PHILA. CODE § F-5303.5.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods: 1. Securing containers, cylinders and tanks to a fixed object with one or more restraints. 2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. 3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in sellers' warehouses not open to the public. Nesting shall be allowed provided that the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. 4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.		
CONDITION IN VIOLATION REMOVE ALL COMPRESSED CYLINDERS FROM LOCATIONS LISTED - CURRENTLY BEING STORED IN UN-APPROVED SPACE		
LOCATION 3RD FLOOR ELECTRICAL ROOM		

PHILA. CODE § F-903.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Sprinkler systems shall be tested and maintained in accordance with Section 901.		
CONDITION IN VIOLATION REMOVE COVER FROM SPRINKLER HEAD		
LOCATION 3RD FLOOR HALLWAY - BY RM 315		



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VIOLATIONS

PHILA. CODE § F-915.1.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Carbon monoxide detection shall be provided in Group I-1, I-2, I-4 and R occupancies and in classrooms in Group E occupancies in the locations specified in Section 915.2 where any of the conditions in Sections 915.1.2 through 915.1.6 exist.		
CONDITION IN VIOLATION INSTALL CO DETECTOR IN LOCATIONS LISTED - CURRENTLY NO VENTILATION SYSTEM WITHIN SPACE FOR AIR CIRCULATION		
LOCATION 3RD FLR LAUNDRY ROOM		

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 REPLACE AND INSPECT OUT DATED EXTINGUISHER		
LOCATION 1ST FLOOR EAST STAIR / PREMISES		

PHILA. CODE § F-912.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire department connections shall be periodically inspected, tested and maintained in accordance with NFPA 25. Records of inspection, testing and maintenance shall be maintained.		
CONDITION IN VIOLATION INSPECT EXTERIOR FDC CONNECTIONS AT LOCATIONS LISTED - APPEARS CURRENT POSITION MAY OBSTRUCT FIRE DEPARTMENT HOSES		
LOCATION EXTERIOR FRONT / 4TH FLOOR NORTH STAIR / UNDERGROUND ARTS CLUB FDC BY KITCHEN SPACE		



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VIOLATIONS

PHILA. CODE §

F-912.5

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

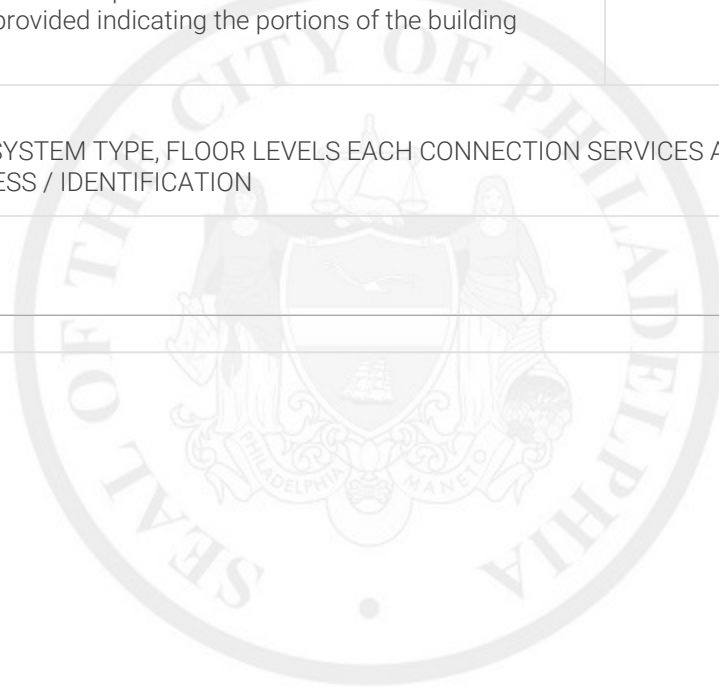
A durable, weather-resistant sign shall be mounted at each fire department connection indicating the type of system (sprinkler, standpipe, combined sprinkler and standpipe or test connection). Wording on signs indicating the type of system shall be a minimum 1-inch (25 mm) high. Other information shall be a minimum 1/2-inch (13 mm) high. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

CONDITION IN VIOLATION

INSTALL SIGNS INDICATING SYSTEM TYPE, FLOOR LEVELS EACH CONNECTION SERVICES AND TEST HEADER LOCATION FOR FIRE DEPARTMENT ACCESS / IDENTIFICATION

LOCATION

EXTERIOR FRONT





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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-404.2.1	\$300.00	
PHILA. CODE LANGUAGE Fire evacuation plans shall include the following: 1. Emergency egress or escape routes and whether evacuation of the building is to be complete by selected floors or areas only or with a defend-inplace response. 2. Procedures for employees who must remain to operate critical equipment before evacuating. 3. Procedures for the use of elevators to evacuate the building where occupant evacuation elevators complying with Section 3008 of the International Building Code are provided. 4. Procedures for assisted rescue for persons unable to use the general means of egress unassisted. 5. Procedures for accounting for employees and occupants after evacuation has been completed. 6. Identification and assignment of personnel responsible for rescue or emergency medical aid. 7. The preferred and any alternative means of notifying occupants of a fire or emergency. 8. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization. 9. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan. 10. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.		
CONDITION IN VIOLATION PROVIDE CURRENT EVACUATION PLAN FOR REVIEW - NOT AVAILABLE AT TIME OF INSPECTION ; PLANS MUST BE UPDATED AND APPROVED BY FIRE DEPARTMENT EVERY 10 YEARS CONTACT: Fire Code Division 240 Spring Garden St Philadelphia, PA 19123 215-686-1356		
LOCATION PREMISES		



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PHILA. CODE § A-701.1/1	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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 OBTAIN CURRENT CO AS REQUIRED BY APPROVED ZONING # 325802		
LOCATION PREMISES		

PHILA. CODE § F-5003.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and aboveground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.		
CONDITION IN VIOLATION INSTALL HAZARD IDENTIFICATION SIGN TO IMMEDIATELY NOTIFY OCCUPANT ENTERING SPACE AT LOCATIONS LISTED		
LOCATION EXTERIOR GENERATOR		



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VIOLATIONS

PHILA. CODE § F-506.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.		
CONDITION IN VIOLATION PROVIDE KEYS TO ELEVATORS AND OVERRIDE FOR FIRE DEPARTMENT USE - INSTALL KEYBOX IF NEEDED		
LOCATION LOBBY		



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 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: MARK CRAWFORD Jr. Mark.Crawford@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