



# ✕ Violation Notice and Order to Correct

L&I File Number: CF-2023-070560



DISTRICT OFFICE

## PROPERTY IN VIOLATION

5626 MASCHER ST, Philadelphia, PA 19120-2430

## DATE OF NOTICE

07/22/2023

On 07/21/2023 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 08/25/2023

## VIOLATIONS

|                                                                                                                                                                                                                                                                                                                                   |                                            |                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <div>PHILA. CODE §</div> <div>9-3902 (1)</div>                                                                                                                                                                                                                                                                                    | <div>FINE AMOUNT</div> <div>\$300.00</div> | <div>SCAN QR CODE FOR HOW TO RESOLVE</div> <div></div> |
| <div>PHILA. CODE LANGUAGE</div> <div>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</div> |                                            |                                                                                                                                             |
| <div>CONDITION IN VIOLATION</div> <div>Renting 2nd level of property</div>                                                                                                                                                                                                                                                        |                                            |                                                                                                                                             |
| <div>LOCATION</div> <div>property</div>                                                                                                                                                                                                                                                                                           |                                            |                                                                                                                                             |



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## VIOLATIONS

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| <b>PHILA. CODE §</b><br>PM15-307                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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. |                                |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>Banister needed going up the stairs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                |                                                                                                                               |
| <b>LOCATION</b><br>2nd level                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                |                                                                                                                               |

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>PM15-705.1                                                                                                                                                         | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>Use Group R-3 and R-4 are required to have a carbon monoxide alarms installed and maintained in accordance with Section F-908 of the Philadelphia Fire Code |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>No carbon witnessed                                                                                                                                       |                                |                                                                                                                                 |
| <b>LOCATION</b><br>2nd level                                                                                                                                                               |                                |                                                                                                                                 |

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| <b>PHILA. CODE §</b><br>PM15-304.15                                                                                                                                                                                                                                                                                    | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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. |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>The door will not close, remove nail blocking the lock                                                                                                                                                                                                                                |                                |                                                                                                                                 |
| <b>LOCATION</b><br>2nd level entrance                                                                                                                                                                                                                                                                                  |                                |                                                                                                                                 |



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| <b>PHILA. CODE §</b><br>PM15-704.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>FINE AMOUNT</b><br>\$1,000.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of occupant load at all of the following locations:<br>1 On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.<br>2 In each room used for sleeping purposes.<br>3 In each story within a dwelling unit , including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.<br><br>Single- or multiple-station smoke alarms shall be installed in other groups in accordance with the International Fire Code. |                                  |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>Did not witness smoke detector                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |                                                                                                                               |
| <b>LOCATION</b><br>hallway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                                                                                                                               |

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| <b>PHILA. CODE §</b><br>PM15-305.3                                                                                                                                                                                                                                                                                                 | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>Surface in need of repair, ceiling and baseboard level                                                                                                                                                                                                                                            |                                |                                                                                                                                 |
| <b>LOCATION</b><br>bedroom/living room                                                                                                                                                                                                                                                                                             |                                |                                                                                                                                 |



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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 10/16/2023.**

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](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: WILLIAM CORLEY JR. [William.CorleyJr@phila.gov](mailto:William.CorleyJr@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