



✕ Violation Notice and Order to Correct

L&I File Number: CF-2023-088568



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

6371 GERMANTOWN AVE, Philadelphia, PA 19144-1947

DATE OF NOTICE

08/30/2023

On 08/29/2023 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 10/03/2023

VIOLATIONS

PHILA. CODE § PM15-305.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION MUST REPAIR DMAGE TO WALL AND CEILINGS IN FIRST FLOOR AND BASEMENT		
LOCATION FIRST FLOOR FRONT, MIDDLE AND REAR ROOMS AND BASMENT		



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VIOLATIONS

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 MUST HAVE BASEMENT FIRE EXTINGUISHER INSPECTED AND TAGGED		
LOCATION BASEMENT		

PHILA. CODE § F-604.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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 MUST REPAIR ELECTRICAL PANEL BOX AND REPAIR ALL EXPOSED WIRING IN BASEMENT		
LOCATION BASEMENT		

PHILA. CODE § F-604.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.		
CONDITION IN VIOLATION MUST REMOVE EXTENSION CORDS USED AS PERMANANT WIRING		
LOCATION BASEMENT		



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PHILA. CODE § F-604.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited.		
CONDITION IN VIOLATION MUST REMOVE MUTI-PLUG ADAPTERS		
LOCATION BASEMENT		

PHILA. CODE § F-404.2.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire safety plans shall include the following: 1. The procedure for reporting a fire or other emergency. 2. The life safety strategy including the following: 2.1. Procedures for notifying occupants, including areas with a private mode alarm system. 2.2. Procedures for occupants under a defend-inplace response. 2.3. Procedures for evacuating occupants, including those who need evacuation assistance. 3. Site plans indicating the following: 3.1. The occupancy assembly point. 3.2. The locations of fire hydrants. 3.3. The normal routes of fire department vehicle access. 4. Floor plans identifying the locations of the following: 4.1. Exits. 4.2. Primary evacuation routes. 4.3. Secondary evacuation routes. 4.4. Accessible egress routes. 4.4.1. Areas of refuge. 4.4.2. Exterior areas for assisted rescue. 4.5. Refuge areas associated with smoke barriers and horizontal exits. 4.6. Manual fire alarm boxes. 4.7. Portable fire extinguishers. 4.8. Occupant-use hose stations. 4.9. Fire alarm annunciators and controls. 5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures. 6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires. 7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.		
CONDITION IN VIOLATION MUST PROVIDE NEW FIRE SAFETY PLANS		
LOCATION 1ST FLOOR DAYCARE		



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PHILA. CODE § F-404.2.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
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-in-place 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 MUST PROVIDE NEW EVACUATION PLAN		
LOCATION IST FLOOR DAYCARE		

PHILA. CODE § F-405.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Records shall be maintained of required emergency evacuation drills and include the following information: 1. Identity of the person conducting the drill. 2. Date and time of the drill. 3. Notification method used. 4. Employees on duty and participating. 5. Number of occupants evacuated. 6. Special conditions simulated. 7. Problems encountered.		
CONDITION IN VIOLATION MUST HAVE RECONDS KEPT ON SITE FOR FIRE DRILL AND EVACUATION DRILLS		
LOCATION IST FLOOR DAYCARE		



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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 MUST HAVE FIRE ALARM RESTORED TO NORMAL OPERATION INSPECTED AND CERTIFIED		
LOCATION 6371 GERMANTOWN AVE		
PHILA. CODE § F-901.6.4.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The Department of Licenses and Inspections is authorized to require that certification forms be submitted to the Department electronically by the company that performed the certification.		
CONDITION IN VIOLATION MUST HAVE CERTIFICATION UPLOADED TO ECLIPSE SYSTEM		
LOCATION 6371 GERMANTOWN AVE		
PHILA. CODE § F-1028.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The exit discharge shall provide a direct and unobstructed access to a public way.		
CONDITION IN VIOLATION MUST REPAIR / PROVIDE ACCESS TO PUBLIC WAY THAT WAS TAKEN AWAY BY WALL		
LOCATION 6371 GERMANTOWN		



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PHILA. CODE § F-1103.8	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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 MUST REPAIR/ REPLACE DAMGED SMOKE DETECTOR		
LOCATION BASEMENT		

PHILA. CODE § F-1001.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE It shall be unlawful to alter a building or structure in a manner that will reduce the number of exits or the capacity of the means of egress to less than required by this code.		
CONDITION IN VIOLATION MUST OBTAIN BUILDING PERMITS FOR WALL THAT HAS REDUCED EGRESS		
LOCATION 6371 GERMANTOWN AVE		



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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
10-723(2)	\$300.00	(QR Code Unavailable)
PHILA. CODE LANGUAGE You must obtain the license indicated below for the activity conducted at this location or discontinue the activity. For license application information, call 215 686-2463. (See Titles 9 and 10) Licenses required by the Philadelphia Code must be publicly displayed in a conspicuous place where the licensed activity or act is principally conducted in accordance with the requirements of the license. (See Titles 9 and 10)		
CONDITION IN VIOLATION MUST RENEW/OBTAIN FOOD LICENSE		
LOCATION You must obtain the license indicated below for the activity conducted at this location or discontinue the activity. For license application information, call 215 686-2463. (See Titles 9 and 10) Licenses required by the Philadelphia Code must be publicly displayed in a conspicuous place where the licensed activity or act is principally conducted in accordance with the requirements of the license. (See Titles 9 and 10)		



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 09/29/2023.

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: ANTHONY WILLIAMS Anthony.X.Williams@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