



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-011303



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

4863 N 18TH ST, Philadelphia, PA 19141-1524

DATE OF NOTICE

02/14/2024

On 02/13/2024 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 02/22/2024

VIOLATIONS

PHILA. CODE § PM15-504.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.		
CONDITION IN VIOLATION MUST REPAIR PLUMBING SYSTEM THAT IS CASING RAW SEWAGE TO BACK UP.		
LOCATION REAR EXTERIOR AND BASEMENT		



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VIOLATIONS

PHILA. CODE § PM15-506.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.		
CONDITION IN VIOLATION MUST REPAIR PLUMBING SYSTEM THAT IS CASING RAW SEWAGE TO BACK UP		
LOCATION REAR EXTERIOR, AND BASEMENT		

PHILA. CODE § PM15-504.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The plumbing system in this structure constitutes a hazard to the occupants due to one or more of the following: inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or for similar reasons, and must be corrected to eliminate the hazard.		
CONDITION IN VIOLATION MUST REPAIR PLUMBING SYSTEM THAT IS CASING RAW SEWAGE TO BACK UP. MUST REMOVE REMNANTS OF RAW SEWAGE		
LOCATION REAR EXTERIOR, BASEMENT		



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VIOLATIONS

PHILA. CODE § PM15-109.1	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The Department has deemed the structure referenced in this order Unfit. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. The owner shall be prohibited from admitting any new tenants to any tenant space within such dwelling for the duration of such unfit designation.		
CONDITION IN VIOLATION MUST REPAIR PLUMBING SYSTEM THAT IS CASING RAW SEWAGE TO BACK UP		
LOCATION REAR EXTERIOR AND BASEMENT		

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 DAMAGE TO CEILING		
LOCATION BASEMENT		



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VIOLATIONS

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 REPLACE COVER FOR JUCTION BOX		
LOCATION BASEMENT		

PHILA. CODE § 9-3902 (1)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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 MUST OBTAIN RENTAL LICENSE FOR RENTAL PROPERTY		
LOCATION 4863 N 18TH ST		



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 04/11/2024.

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: JASON ALEXANDER Jason.Alexander@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