



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-025341



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

3518 N LAWRENCE ST, Philadelphia, PA 19140-4510

DATE OF NOTICE

05/17/2024

On 05/16/2024 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 06/19/2024

VIOLATIONS

PHILA. CODE § A-301.1.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A zoning permit is required for the construction, erection, removal, demolition, or change in exterior dimension of any structure. A use registration permit is required for every new use commenced on any land or in any structure except for use as a single-family dwelling.		
CONDITION IN VIOLATION Must obtain a new use registration zoning permit for the entire site to include auto repairs, storage of furniture, car detailing, a tire shop, and spray painting of motor vehicles.		
LOCATION 3518 N Lawrence St.		



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VIOLATIONS

PHILA. CODE § F-901.4.5		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Any device that has the physical appearance of life safety or fire protection equipment but that does not perform that life safety or fire protection function shall be prohibited.			
CONDITION IN VIOLATION Repair sprinkler system to entire building due to the pipes being cut / removed.			
LOCATION 3518 N Lawrence St.			

PHILA. CODE § F-901.4.6.3		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Automatic sprinkler system riser rooms and fire pump rooms shall be maintained at a temperature of not less than 40°F (4°C). Heating units shall be permanently installed.			
CONDITION IN VIOLATION Heating units must be installed in all spaces to maintain sprinkler systems from freezing during the winter weather.			
LOCATION 3518 N Lawrence St.			

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 Provide the sprinkler system certification and must be uploaded to the city eclipse portal system in order for it to be valid by the licensed sprinkler contractor			
LOCATION 3518 N Lawrence St.			



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VIOLATIONS

PHILA. CODE § F-901.8	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire hydrant, fire detection and alarm system, fire suppression system or other fire appliance required by this code except for the purposes of extinguishing fire, training, recharging or making necessary repairs or where approved by the fire code official.		
CONDITION IN VIOLATION Repair sprinkler system for the entire building		
LOCATION 3518 N Lawrence St.		

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 Sprinkler system must be inspected and maintained.		
LOCATION 3518 N Lawrence St.		



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VIOLATIONS

PHILA. CODE § F-906.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable fire extinguishers shall be installed in all of the following locations: 1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies. 2. Within 30 feet (9144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies. 3. In areas where flammable or combustible liquids are stored, used or dispensed. 4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1. 5. Where required by the sections indicated in Table 906.1. 6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.		
CONDITION IN VIOLATION Provide the required fire extinguishers in all spaces where missing or have expired tags.		
LOCATION 3518 N Lawrence St.		

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 All fire extinguishers in each individual space must be at least 75 feet away from each other.		
LOCATION 3518 N Lawrence St.		



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VIOLATIONS

PHILA. CODE § F-906.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.		
CONDITION IN VIOLATION Fire extinguishers must be mounted on the wall and not on the floor		
LOCATION 3518 N Lawrence St.		

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 Provide an FDC sign above the sprinkler connection. If the sprinkler is not visible from the street, it must provide signs with an arrow showing the path towards the connections.		
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VIOLATIONS

PHILA. CODE § F-912.4.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.		
CONDITION IN VIOLATION Sprinkler connections can't be enclosed or locked under the metal stairs. Connections must be visible at all times.		
LOCATION 3518 N Lawrence St.		

PHILA. CODE § F-912.4.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312.		
CONDITION IN VIOLATION If sprinkler connections are installed at the street side of the parcel address, it must be protected by steel bollard post.		
LOCATION 3518 N Lawrence St.		

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 Need to install covers to all open / exposed electrical wires at all junction boxes throughout all spaces of the parcel address.		
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VIOLATIONS

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 Extension cords can't be used as permanent electrical wiring in all spaces		
LOCATION 3518 N Lawrence St.		

PHILA. CODE § F-604.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space.		
CONDITION IN VIOLATION Remove all or any storage in front of all circuit boxes or electrical disconnect switches throughout all spaces at parcel address		
LOCATION 3518 N Lawrence St.		



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VIOLATIONS

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 unused combustibles in all spaces, including the tire shop		
LOCATION 3518 N Lawrence St.		

PHILA. CODE § F-304.1.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with the International Wildland-Urban Interface Code.		
CONDITION IN VIOLATION Remove all vegetation at the rear yard area.		
LOCATION 3518 N Lawrence St.		

PHILA. CODE § F-315.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.		
CONDITION IN VIOLATION The storage inside of all space throughout must be orderly, including the tire shop.		
LOCATION 3518 N Lawrence St.		



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VIOLATIONS

PHILA. CODE § F-310.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The fire code official is authorized to order the posting of "No Smoking" signs in a conspicuous location in each structure or location in which smoking is prohibited. The content, lettering, size, color and location of required "No Smoking" signs shall be approved.		
CONDITION IN VIOLATION Must install no smoking signs throughout all spaces		
LOCATION 3518 N Lawrence St.		

PHILA. CODE § F-1104.28	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit doors in existing buildings shall be self-closing and latching and in accordance with Sections F-1104.28.1 and F-1104.28.2		
CONDITION IN VIOLATION All exit doors that lead out of the building or a unit space must self close and latch properly.		
LOCATION 3518 N Lawrence St.		

PHILA. CODE § F-1105.5.4.2.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where self- or automatic-closing doors are required, closers shall be maintained in operational condition.		
CONDITION IN VIOLATION Replace missing door closers for all exit doors that lead out of the building or unit space		
LOCATION 3518 N Lawrence St.		



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PHILA. CODE § F-6109.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE LP-gas containers stored in buildings in accordance with Sections 6109.9 and 6109.11 shall not be located near exit access doors, exits, stairways or in areas normally used, or intended to be used, as a means of egress.		
CONDITION IN VIOLATION Remove all compressed gas cylinder tanks from under the wrought iron steps. (FIRE HAZARD)		
LOCATION 3518 N Lawrence St.		

PHILA. CODE § PM15-604.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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 Light fixtures in the office are of the detail shop / paint shop must be installed properly.		
LOCATION 3518 N Lawrence St.		

PHILA. CODE § F-1105.5.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Unless required elsewhere in this code, corridor walls are not required to have a fire-resistance rating. Corridor walls that were installed as fire-resistance-rated assemblies in accordance with the applicable codes under which the building was constructed, remodeled or altered shall be maintained unless modified in accordance with the International Existing Building Code.		
CONDITION IN VIOLATION Repair all open ceilings within all unit spaces due to missing ceiling tiles or sheet rock ceiling is missing because of previous roof leaks.		
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VIOLATIONS

PHILA. CODE § PM15-404.4.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Kitchens and nonhabitable spaces shall not be used for sleeping purposes.		
CONDITION IN VIOLATION Storage unit space at the end with bed must be removed from the facility		
LOCATION 3518 N Lawrence St.		
PHILA. CODE § F-308.1.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable heating and cooking equipment that produces a flame is not permitted in a building.		
CONDITION IN VIOLATION Remove make shift fireplace from the shop		
LOCATION 3518 N Lawrence St.		
PHILA. CODE § F-603.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable unvented fuelfired heating equipment shall be prohibited.		
CONDITION IN VIOLATION Remove all torpedo heater from the facility where being used to heat the individual spaces.		
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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 06/16/2024.

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: EMERITO ALVARADO JR. Emerito.Alvarado@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