



# ✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-029905



DISTRICT OFFICE

**PROPERTY IN VIOLATION**

5310 MARKET ST, Philadelphia, PA 19139-3316

**DATE OF NOTICE**

04/13/2024

On 04/12/2024 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 05/17/2024

### VIOLATIONS

|                                                                                                                                                                                                                                                                                                                 |                         |                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------|
| PHILA. CODE §<br>F-1104.3                                                                                                                                                                                                                                                                                       | FINE AMOUNT<br>\$300.00 | SCAN QR CODE FOR HOW TO RESOLVE<br> |
| PHILA. CODE LANGUAGE<br>Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose. |                         |                                                                                                                          |
| CONDITION IN VIOLATION<br>ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES                                                                                                                                                                                                                                      |                         |                                                                                                                          |
| LOCATION<br>5310 MARKET ST / DAY CARE                                                                                                                                                                                                                                                                           |                         |                                                                                                                          |



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## VIOLATIONS

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| <b>PHILA. CODE §</b><br>F-901.6.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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. |                                |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>HAVE A LICENSED CONTRACTOR UPLOAD THE CURRENT FIRE ALARM CERTIFICATION TO THE L&I ECLIPSE PORTAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                |                                                                                                                               |
| <b>LOCATION</b><br>5310 MARKET ST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                |                                                                                                                               |

|                                                                                                                                                                                                                                                                                                                    |                                |                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>9-3902 (2)                                                                                                                                                                                                                                                                                 | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>The owner of any multiple 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 |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>OBTAIN THE CURRENT RENTAL LICENSES FOR 3 LIVING UNITS                                                                                                                                                                                                                             |                                |                                                                                                                                 |
| <b>LOCATION</b><br>5310 MARKET ST                                                                                                                                                                                                                                                                                  |                                |                                                                                                                                 |



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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>F-1031.10.1                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>FINE AMOUNT</b><br>\$1,000.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired. |                                  |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>SUBMIT THE EME5RGENCY LIGHTING TEST REPORT TO THE L&I INSPECTOR                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                                                                                                                               |
| <b>LOCATION</b><br>5310 MARKET 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 06/17/2024.

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](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: MARK CRAWFORD Jr. [Mark.Crawford@phila.gov](mailto: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