



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-060276



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

2361 WELSH RD, Philadelphia, PA 19114-2206

DATE OF NOTICE

06/12/2024

On 06/11/2024 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 07/16/2024

VIOLATIONS

PHILA. CODE § F-315.3.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.		
CONDITION IN VIOLATION REMOVE ALL COMBUSTIBLE STORAGE TO ALL UTILITY ROOMS, MECHANICAL EQUIPMENT ROOMS / CLOSETS, ALL ELECTRICAL ROOMS, ELEVATOR ROOMS, HEATING / BOLIER ROOMS AND SPRINKLER ROOM) THERE SHALL BE NO STORAGE IN THESES ROOMS		
LOCATION 2361-73 WELSH RD. (ALL ENTITIES - ELECTRICAL ROOM, UTILITY ROOMS ELEVATOR ROOM, HEATING ROOMS)		



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VIOLATIONS

PHILA. CODE § F-912.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire hose threads used in connection with sprinkler and standpipe systems shall be approved and shall be compatible with fire department hose threads. Fire department connections shall have a minimum of two 2 1/2-inch (64 mm) internal threaded swivel fittings having National Hose standard threads with caps.		
CONDITION IN VIOLATION BUILDING OWNER RESPONSIBILITY. - The fire department connections shall have a minimum of two 2 1/2-inch (64 mm) internal threaded swivel fittings having National Hose standard threads with caps.		
LOCATION 2361-73 WELSH RD.		

PHILA. CODE § LO-1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE You have failed to obtain the required license indicated below for the activity conducted at this location. You must obtain this license 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 THE COMMERCIAL DAYCARE (S.T.E.M.M ACADEMY) MUST OBTAIN THE REQUIRED FOOD LICENSE # 3121		
LOCATION 2361-73 WELSH RD. (S.T.E.M.M ACADEMY)		



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VIOLATIONS

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 REPLACE MISSING FIRE RATED CEILING TILES WHERE SPECIFIED		
LOCATION 2361-73 WELSH RD. ALL DAYCARE ELECTRICAL CLOSETS, ALL ELEVATOR ROOM CEILINGS IN MAXIM HEALTH SERVICES AND ANY OTHER EQUIPMENT ROOM		

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 REPLACE MISSING FIRE EXTINGUISHERS IN ROOMS WHERE SPECIFIED. THEY MUST ALSO BE MOUNTED ON THE WALLS AND NOT SITTING ON THE FLOORS		
LOCATION 2361-73 WELSH RD. (ALL ELEVATOR ROOMS, EARLY LEARNING RESOURCE CENTER KITCHEN & SERVER ROOM.)		



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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 ALL ELECTRICAL WIRING MUST BE INSTALLED INTO A JUNCTION BOX WITH A COVER DUE TO EXPOSED ELECTRICAL WIRING		
LOCATION 2361-73 WELSH RD. ALL ELEVATOR ROOMS / CLOSETS		

PHILA. CODE § F-1031.3	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.		
CONDITION IN VIOLATION REMOVE ALL ITEMS DECREASING THE USE OF THE EGRESS HALLWAY FOR BOTH ENTITIES WHERE SPECIFIED ALSO REMOVE ALL ITEMS BLOCKING THE EXIT DOOR FOR MAXIM HEALTH SERVICES EGRESS.		
LOCATION 2361-73 WELSH RD. 2ND FLOOR MEANS OF EGRESS HALL CONNECTING BOTH MAXIM HEALTH SERVICES AND THE COMMERCIAL DAYCARE EXIT PASSAGE WAY		

PHILA. CODE § F-1104.27	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Stairways in the means of egress shall be free of obstructions. There shall be no storage under the stairways unless the area is enclosed with construction having at least a 1-hour fire-resistance rating.		
CONDITION IN VIOLATION REMOVE ALL STORAGE UNDER EXIT STAIRS		
LOCATION 2361-73 WELSH RD.		



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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 07/12/2024.

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