



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-052430



DISTRICT OFFICE

Code Enforcement South District
2ND FLR
1100 Wharton St
Philadelphia, PA 19147
215-685-1510
CodeEnforcement.South@phila.gov

PROPERTY IN VIOLATION

6850 ELMWOOD AVE, Philadelphia, PA 19142-2127

DATE OF NOTICE

08/03/2024

On 05/29/2024 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 09/06/2024

VIOLATIONS

PHILA. CODE § A-301.1/65	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A use registration permit is required for every new use commenced on any land or in any structure. Return the subject premise to its approved usage or secure the proper permit for its present use.		
CONDITION IN VIOLATION Obtain a Use Permit for operating an event space.		
LOCATION 6850 Elmwood Ave		



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VIOLATIONS

PHILA. CODE § A-301.1/65	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A use registration permit is required for every new use commenced on any land or in any structure. Return the subject premise to its approved usage or secure the proper permit for its present use.		
CONDITION IN VIOLATION Obtain a Use Permit for operating a smoking lounge.		
LOCATION 6850 Elmwood Ave		

PHILA. CODE § A-701.1/3	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A violation has been issued because the building or a portion of the building that has changed from one Occupancy Group to another is occupied prior to the issuance of a Certificate of Occupancy.		
CONDITION IN VIOLATION Obtain a Certificate of Occupancy to legalize all uses.		
LOCATION 6850 Elmwood Ave		

PHILA. CODE § F-1104.30	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every room or space that is an assembly occupancy (50 or more) shall have the occupant load of the room or space, as determined by the Department of Licenses and Inspections, posted on a sign in a conspicuous place, near the main exit or exit access doorway from the room or space.		
CONDITION IN VIOLATION Obtain a lawful Occupancy sign.		
LOCATION 6850 Elmwood Ave		



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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 Install approved extinguishers in required locations throughout property.			
LOCATION 6850 Elmwood Ave			

PHILA. CODE § Obtain License		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE You need this license to operate a business where you prepare or serve food for public consumption. You may need this license to operate a: Eating and drinking establishment such as a restaurant or bar. Deli. Child care facility. Private club. Grocery store that makes sandwiches or serves beverages. Catering company.			
CONDITION IN VIOLATION Obtain a Food License			
LOCATION 6850 Elmwood Ave			



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VIOLATIONS

PHILA. CODE § Obtain License	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE A special assembly occupancy license is required for certain restaurants, bars, catering halls, nightclubs, and other gathering places. You need this license if your business: Offers social entertainment like dancing, live or recorded music, or DJs. Has a lawful occupancy of 50 or more people.		
CONDITION IN VIOLATION You need a Special Assembly License to operate an Event Space.		
LOCATION 6850 Elmwood Ave		

PHILA. CODE § F-6109.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Department of Transportation (DOTn) specification cylinders with maximum water capacity of 2.7 pounds (1.2 kg) used in completely self-contained hand torches and similar applications are allowed to be stored or displayed in a building open to the public. The quantity of LP-gas shall not exceed 200 pounds (91 kg) except as provided in Section 6109.11.		
CONDITION IN VIOLATION Remove propane cylinder from 1st floor area.		
LOCATION 6850 Elmwood Ave		



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VIOLATIONS

PHILA. CODE § F-904.12	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, NFPA 96, its listing and the manufacturer's installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows: 1. Carbon dioxide extinguishing systems, NFPA 12. 2. Automatic sprinkler systems, NFPA 13. 3. Automatic water mist systems, NFPA 750. 4. Foam-water sprinkler system or foam-water spray systems, NFPA 16. 5. Dry-chemical extinguishing systems, NFPA 17. 6. Wet-chemical extinguishing systems, NFPA 17A.		
CONDITION IN VIOLATION Must install suppression system over stove in 1st floor rear area.		
LOCATION 6850 Elmwood Ave		

PHILA. CODE § F-607.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.		
CONDITION IN VIOLATION Install an approved ventilation hood in kitchen. Must obtain a permit before installation takes place.		
LOCATION 6850 Elmwood Ave		



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VIOLATIONS

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 Must hire a licensed electrician to bring the electrical system in the building in compliance with minimum code requirements. They must obtain a permit before work is to begin.		
LOCATION 6850 Elmwood Ave		

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 service panels and junction boxes must be properly covered. All open wire splices must be in approved boxes.		
LOCATION 6850 Elmwood Ave		



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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 Remove all extension cords.		
LOCATION 6850 Elmwood Ave		

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 Remove all multi plug adaptors.		
LOCATION 6850 Elmwood Ave		

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 Repair fire alarm and return system back to normal operating condition.		
LOCATION 6850 Elmwood Ave		



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VIOLATIONS

PHILA. CODE § F-901.6.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION Once fire alarm is repaired have the contractor certify the system. The contractor must electronically upload the certification to the Department.		
LOCATION 6850 Elmwood Ave		

PHILA. CODE § F-304.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare.		
CONDITION IN VIOLATION Remove all rubbish from basement.		
LOCATION 6850 Elmwood Ave Basement		

PHILA. CODE § F-304.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare.		
CONDITION IN VIOLATION Remove all rubbish from 2nd floor		
LOCATION 6850 Elmwood Ave		



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PHILA. CODE § F-5003.2.6.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Stationary tanks not used for a period of 90 days shall be properly safeguarded or removed in an approved manner. Such tanks shall have the fill line, gauge opening and pump connection secured against tampering. Vent lines shall be properly maintained.		
CONDITION IN VIOLATION Must have an approved contractor remove old oil tank in basement or provide documentation from a contractor that the tank has been clean and no longer has any contents.		
LOCATION 6850 Elmwood Ave Basement		

PHILA. CODE § PM15-305.1(e)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.		
CONDITION IN VIOLATION Repair steps to basement.		
LOCATION 6850 Elmwood Ave		



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 10/17/2024.

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 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: MARTIN RAUDENBUSH Martin.Raudenbush@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