



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-085033



DISTRICT OFFICE

Construction Services North District
1512-14 Cecil B Moore Ave
Philadelphia, PA 19121
215-683-0580
Construction.North@phila.gov

PROPERTY IN VIOLATION

2819 W OXFORD ST, Philadelphia, PA 19121-2743

DATE OF NOTICE

08/08/2024

On 08/06/2024 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 09/11/2024

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
A-701.1/1	\$2,000.00	
PHILA. CODE LANGUAGE A violation has been issued because the building, portion of the building, or premises is occupied prior to departmental approval or issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy.		
CONDITION IN VIOLATION Met david for scheduled framing inspection. Upon arrival work was complete/concealed and all 3 units are occupied without CO		
LOCATION		



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VIOLATIONS

PHILA. CODE § A-402.1/1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A violation has been issued because the construction work under the authorized building permit was completed and concealed by a permanent portion of the structure prior to the inspection and approval of the department. For information regarding the correction of this violation, contact the inspector at the office listed in this violation.		
CONDITION IN VIOLATION Work concealed at time of in-wall framing inspection		
LOCATION		

PHILA. CODE § A-402.1/4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A violation has been issued because the construction work under the authorized plumbing permit was completed and concealed by a permanent portion of the structure prior to the inspection and approval of the department. For information regarding the correction of this violation, contact the inspector at the office listed in this violation.		
CONDITION IN VIOLATION Plumbing work concealed at time of in-wall inspection		
LOCATION		



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VIOLATIONS

PHILA. CODE § A-402.1/2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A violation has been issued because the construction work under the authorized fire prevention permit was completed and concealed by a permanent portion of the structure prior to the inspection and approval of the department. For information regarding the correction of this violation, contact the inspector at the office listed in this violation.		
CONDITION IN VIOLATION Work concealed at time of in-wall inspection		
LOCATION		

PHILA. CODE § A-302.10/2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The work in progress does not conform to the approved construction documents issued with the building permit. Work must match the approved documents or a new or amended permit is required.		
CONDITION IN VIOLATION First floor framing exposed in basement. Structural work not complete according to approved plans. Concealed work needs to be exposed		
LOCATION		



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 10/13/2024.

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: BRIAN HESTON BRIAN.HESTON@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