



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-125510



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

1900 JOHN F KENNEDY BLVD, Philadelphia, PA 19103-1441

DATE OF NOTICE

12/10/2024

On 12/06/2024 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 01/13/2025

VIOLATIONS

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 PROVIDE CURRENT SUPRRRESSION SYSTEM CERTIFICATION. HAVE CONTRACTOR UPLOAD CERTIFICATION ON TO ECLIPSE PORTAL.		
LOCATION 1900 JOHN F. KENNEDY BLVD (PENN CENTER HOUSE)		



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-125510

VIOLATIONS

PHILA. CODE § F-1104.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where means of egress illumination is provided, the power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the following occupancies where such occupancies require two or more means of egress: 1. Group A having 50 or more occupants. 2. Group B buildings three or more stories in height, buildings with 100 or more occupants above or below a level of exit discharge serving the occupants or buildings with 1,000 or more total occupants. 3. Group E in interior exit access and exit stairways and ramps, corridors, windowless areas with student occupancy, shops and laboratories. 4. Group F having more than 100 occupants. 5. Group I. 6. Group M. 7. Group R-1. 8. Group R-2.		
CONDITION IN VIOLATION PROVIDE CURRENT EMERGENCY STAND BY POWER SYSTEM CERTIFICATION. HAVE CONTRACTOR UPLOAD CERTIFICATION ON TO ECLIPSE PORTAL.		
LOCATION 1900 JOHN F. KENNEDY BLVD (PENN CENTER HOUSE)		



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-125510

VIOLATIONS

PHILA. CODE § F-404.2.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire evacuation plans shall include the following: 1. Emergency egress or escape routes and whether evacuation of the building is to be complete by selected floors or areas only or with a defend-inplace response. 2. Procedures for employees who must remain to operate critical equipment before evacuating. 3. Procedures for the use of elevators to evacuate the building where occupant evacuation elevators complying with Section 3008 of the International Building Code are provided. 4. Procedures for assisted rescue for persons unable to use the general means of egress unassisted. 5. Procedures for accounting for employees and occupants after evacuation has been completed. 6. Identification and assignment of personnel responsible for rescue or emergency medical aid. 7. The preferred and any alternative means of notifying occupants of a fire or emergency. 8. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization. 9. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan. 10. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.		
CONDITION IN VIOLATION APPROVED FIRE EVACUATION PLANS MUST BE PROVIDED		
LOCATION 1900 JOHN F. KENNEDY BLVD (PENN CENTER HOUSE)		

PHILA. CODE § F-405.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Records shall be maintained of required emergency evacuation drills and include the following information: 1. Identity of the person conducting the drill. 2. Date and time of the drill. 3. Notification method used. 4. Employees on duty and participating. 5. Number of occupants evacuated. 6. Special conditions simulated. 7. Problems encountered.		
CONDITION IN VIOLATION FIRE DRILL RECORDS MUST BE PROVIDED		
LOCATION 1900 JOHN F. KENNEDY BLVD (PENN CENTER HOUSE)		



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-125510

VIOLATIONS

PHILA. CODE §
F-404.2.3.1

FINE AMOUNT
\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Lockdown plans shall include the following: 1. Identification of individuals authorized to issue a lockdown order. 2. Security measures used during normal operations, when the building is occupied, that could adversely affect egress or fire department operations. 3. A description of identified emergency and security threats addressed by the plan, including specific lockdown procedures to be implemented for each threat condition. 4. Means and methods of initiating a lockdown plan for each threat, including: 4.1. The means of notifying occupants of a lockdown event, which shall be distinct from the fire alarm signal. 4.2. Identification of each door or other access point that will be secured. 4.3. A description of the means or methods used to secure doors and other access points. 4.4. A description of how locking means and methods are in compliance with the requirements of this code for egress and accessibility. 5. Procedures for reporting to the fire department any lockdown condition affecting egress or fire department operations. 6. Procedures for determining and reporting the presence or absence of occupants to emergency response agencies during a lockdown. 7. Means for providing two-way communication between a central location and each area subject to being secured during a lockdown. 8. Identification of the prearranged signal for terminating the lockdown. 9. Identification of individuals authorized to issue a lockdown termination order. 10. Procedures for unlocking doors and verifying that the means of egress has been returned to normal operations upon termination of the lockdown. 11. Training procedures and frequency of lockdown plan drills.

CONDITION IN VIOLATION

APPROVED LOCKDOWN PLANS MUST BE PROVIDED

LOCATION

1900 JOHN F. KENNEDY BLVD (PENN CENTER HOUSE)



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-125510

VIOLATIONS

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 COMBUSTIBLE STORAGE		
LOCATION 1900 JOHN F. KENNEDY BLVD (PENN CENTER HOUSE) 21ST FL MECHENICAL ROOM FRIE PUMP ROOM (WOODEN DEBRIS)		

PHILA. CODE § F-105.6.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A license is required to operate a high-rise building. Such license shall be obtained from the Department of Licenses and Inspections. The fire code official shall inspect high-rise buildings for compliance with this code. The owner, manager or operator of a high-rise building shall pay an annual license fee based on the gross square footage of floor area as set forth in the Philadelphia Administrative Code. Portions of buildings that are subject to the rental license requirements of Section 9-3902 of the Philadelphia Code.		
CONDITION IN VIOLATION OBTAIN REQUIRED HIGH-RISE LICENSE 3629		
LOCATION 1900 JOHN F KENNEDY BLVD (PENN CENTER HOUSE)		



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-125510



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 01/09/2025.

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: ROBERTO RIVERA roberto.e.rivera@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