

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-060884



DISTRICT OFFICE

Nuisance Property Unit
5TH FLR
2401 Walnut St
Philadelphia, PA 19103
215-686-2515
NuisancePropertyUnit@phila.gov

PROPERTY IN VIOLATION

1311-13 SANSOM ST, Philadelphia, PA 19107-4523

DATE OF NOTICE

06/26/2025

On 06/18/2025 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 07/30/2025

VIOLATIONS

PHILA. CODE § A-301.1.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A zoning permit is required for the construction, erection, removal, demolition, or change in exterior dimension of any structure. A use registration permit is required for every new use commenced on any land or in any structure except for use as a single-family dwelling.		
CONDITION IN VIOLATION Update / obtain zoning for outdoor eating with tent or remove		
LOCATION (OPA Restaurant) Rear yard		



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VIOLATIONS

PHILA. CODE § 9-703(2)(a)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE No person shall operate a special assembly occupancy without first obtaining a special assembly occupancy license from the Department.		
CONDITION IN VIOLATION Obtain / renew Special Assembly license #3006		
LOCATION (OPA Restaurant)		

PHILA. CODE § A-701.1/1	FINE AMOUNT \$2,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
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 Obtain certificate of occupancy for seating in rear		
LOCATION (OPA Restaurant) Rear yard		

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 Have all expired fire extinguishers inspected & tagged with current year		
LOCATION (OPA Restaurant) Kitchen basement		

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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 Install / mount inspected & tagged A/B/C fire extinguishers		
LOCATION (OPA Restaurant) front seating area rear seating area electrical room		
PHILA. CODE § F-305.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A clearance of at least 3 feet (914 mm) or greater where required by another section of this code or the manufacturer's instructions, between ignition sources, such as luminaires, heaters, flameproducing devices and combustible materials, shall be maintained in an approved manner.		
CONDITION IN VIOLATION Remove storage around hot water tank		
LOCATION (OPA Restaurant) basement		

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PHILA. CODE § F-315.3.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.		
CONDITION IN VIOLATION Move storage from ceiling, must maintain two (2) feet clearance		
LOCATION (OPA Restaurant) basement		

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 storage from electric room		
LOCATION (OPA Restaurant) basement		

PHILA. CODE § F-1009.10	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Directional signage indicating the location of all other means of egress and which of those are accessible means of egress shall be provided at the following: 1. At exits serving a required accessible space but not providing an approved accessible means of egress. 2. At elevator landings. 3. Within areas of refuge.		
CONDITION IN VIOLATION Remove / change arrow direction on exit sign		
LOCATION (OPA Restaurant) basement		

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PHILA. CODE § F-904.12.5.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where changes in the cooking media, positioning of cooking equipment or replacement of cooking equipment occur in existing commercial cooking systems, the automatic fire-extinguishing system shall be required to comply with the applicable provisions of Sections 904.12 through 904.12.4.		
CONDITION IN VIOLATION Repair / replace bent nozzles on kitchen extinguishing system		
LOCATION (OPA Restaurant) kitchen		
PHILA. CODE § F-904.12.5.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Automatic fire-extinguishing systems shall be serviced not less frequently than every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.		
CONDITION IN VIOLATION Provide current kitchen hood special hazard certification and have licensed contractor upload into the Eclipse portal		
LOCATION (OPA Restaurant)		

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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 Provide current fire alarm certification and have licensed contractor upload into the Eclipse portal			
LOCATION			

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 Install / mount occupant load signs			
LOCATION (OPA Restaurant) 1st floor			

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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-5303.5.3	\$300.00	
PHILA. CODE LANGUAGE Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity. Securing of compressed gas containers, cylinders and tanks shall be by one of the following methods: 1. Securing containers, cylinders and tanks to a fixed object with one or more restraints. 2. Securing containers, cylinders and tanks on a cart or other mobile device designed for the movement of compressed gas containers, cylinders or tanks. 3. Nesting of compressed gas containers, cylinders and tanks at container filling or servicing facilities or in sellers' warehouses not open to the public. Nesting shall be allowed provided that the nested containers, cylinders or tanks, if dislodged, do not obstruct the required means of egress. 4. Securing of compressed gas containers, cylinders and tanks to or within a rack, framework, cabinet or similar assembly designed for such use.		
CONDITION IN VIOLATION Secure all tanks or remove them		
LOCATION (OPA Restaurant) basement		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1103.7.7	\$300.00	
PHILA. CODE LANGUAGE A manual fire alarm system shall be installed throughout existing Group A-1, A-2 and A-3 occupancies with an occupant load of 300 or more and in all Special Assembly Occupancies. In Special Assembly Occupancies a shut-off (shunt trip) device shall be provided to shut off electricity to circuits controlling audio equipment in the facility upon activation of the fire alarm system or automatic sprinkler system.		
CONDITION IN VIOLATION Have licensed contractor install a shut-off (shunt trip) device on fire alarm system		
LOCATION (OPA Restaurant)		

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PHILA. CODE § F-604.3.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident. Where buildings or structures are supplied by more than one power source, markings shall be provided at each service equipment location and at all interconnected electric power production sources identifying all electric power sources at the premises in accordance with NFPA 70.		
CONDITION IN VIOLATION Install / mount sign on door to electrical room that states: ELECTRICAL ROOM		
LOCATION (OPA Restaurant) Electrical room		



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 07/26/2025.

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, Concourse 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: YOLONDA TOLBERT Yolonda.Tolbert@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