

# ✕ Violation Notice and Order to Correct

**L&I File Number:** CF-2025-075621



**DISTRICT OFFICE**

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

**PROPERTY IN VIOLATION**

1718-44 CHRISTIAN ST, Philadelphia, PA 19146-1908

**DATE OF NOTICE**

08/01/2025

On 07/28/2025 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 09/04/2025**

### VIOLATIONS

|                                                                                                                                                                                                               |                                            |                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <div>PHILA. CODE §</div> <div>F-315.3.3</div>                                                                                                                                                                 | <div>FINE AMOUNT</div> <div>\$300.00</div> | <div>SCAN QR CODE FOR HOW TO RESOLVE</div> <div></div> |
| <div>PHILA. CODE LANGUAGE</div> <div>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.</div> |                                            |                                                                                                                                             |
| <div>CONDITION IN VIOLATION</div> <div>Remove all storage and maintain it that way.</div>                                                                                                                     |                                            |                                                                                                                                             |
| <div>LOCATION</div> <div>1. Fire Alarm Control Panel Room</div> <div>2. Elevator Room</div>                                                                                                                   |                                            |                                                                                                                                             |

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|                                                                                                           |  |                                |                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------|--|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>F-2311.2.3.2                                                                      |  | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>Self-closing metal cans shall be used for oily waste.                      |  |                                |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>A self-closing metal can is required for the safe disposal of oily rags. |  |                                |                                                                                                                               |
| <b>LOCATION</b><br>Elevator Room                                                                          |  |                                |                                                                                                                               |

|                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                |                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>F-1004.9                                                                                                                                                                                                                                                                                                                                                                         |  | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space, for the intended configurations. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent. |  |                                |                                                                                                                                |
| <b>CONDITION IN VIOLATION</b><br>A lawful occupancy sign is required in the space.                                                                                                                                                                                                                                                                                                                       |  |                                |                                                                                                                                |
| <b>LOCATION</b><br>Gymnasium                                                                                                                                                                                                                                                                                                                                                                             |  |                                |                                                                                                                                |

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>F-5003.5                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and aboveground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official. |  |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>NFPA 704 signage is required.                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                |                                                                                                                                 |
| <b>LOCATION</b><br>1. On the pool chemical storage door<br>2. On the CO2 tank outside                                                                                                                                                                                                                                                                                                                                                                             |  |                                |                                                                                                                                 |

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## VIOLATIONS

|                                                                                                                                                                                                                                                                                                                               |                                |                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>F-904.12.5.1                                                                                                                                                                                                                                                                                          | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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. |                                |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>Move the ANSUL nozzles so they fully cover the stove.                                                                                                                                                                                                                                        |                                |                                                                                                                               |
| <b>LOCATION</b><br>Kitchen                                                                                                                                                                                                                                                                                                    |                                |                                                                                                                               |



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 08/31/2025.**

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](http://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>.

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The Philadelphia Code may be found online for free at [www.phila.gov](http://www.phila.gov) under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: William Smith  
[William.M.Smith@phila.gov](mailto:William.M.Smith@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 فرمائیے:** 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

