

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

1021 S 4TH ST, Philadelphia, PA 19147-6620

DATE OF NOTICE

08/02/2025

On 07/30/2025 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 09/05/2025

VIOLATIONS

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136

VIOLATIONS

PHILA. CODE § A-304.1/1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE You are hereby ordered to retain a Pennsylvania-licensed professional engineer as the design professional in responsible charge, per Administrative Code Section A-304: •The engineer must immediately assess structural defects and submit findings with a corrective action timeline to the Department. •They must design and oversee the installation of temporary public way and property protections. •Develop a remediation plan detailing structural repairs, temporary shoring, and code-compliant construction details, and submit the plan with a building permit application to the Department. •Throughout the repair process, the engineer must conduct periodic structural observations and notify the Department of any immediate public safety threats. •Upon completion, they must submit a sealed statement confirming the structure is safe. •If oversight responsibilities are terminated by the owner, the engineer must inform the Department.		
CONDITION IN VIOLATION Retain an engineer for the electrical system.		
LOCATION Courtyard Apartments at Riverview		

PHILA. CODE § A-301.1/51	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE An electrical permit is required for the installation, alteration, replacement or repair of electrical wiring within or on any existing structure or premises.		
CONDITION IN VIOLATION Obtain an electrical permit for all new electrical work.		
LOCATION Courtyard Apartments at Riverview		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136

VIOLATIONS

PHILA. CODE § F-105.9.1		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A construction permit is required for installation of or modification to an automatic fire-extinguishing system.			
CONDITION IN VIOLATION Obtain a fire suppression permit for all work on the sprinkler system.			
LOCATION Courtyard Apartments at Riverview			

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 Have licensed contractor service the fire alarm control panel and bring it out of trouble status and back to normal operational status.			
LOCATION Courtyard Apartments at Riverview			

PHILA. CODE § F-304.1		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.			
CONDITION IN VIOLATION All storage must be completely removed.			
LOCATION 1. Floor 2 2. Floor 3 3. Floor 4			

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136

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 1. Floors being used as storage areas. Obtain zoning to use floors as storage areas or cease use. 2. Also obtain zoning to use the 4th floor as a maintenance shop.		
LOCATION Floors 2 thru 4		

PHILA. CODE § F-703.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Materials and firestop systems used to protect membrane and through penetrations in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained. The materials and firestop systems shall be securely attached to or bonded to the construction being penetrated with no openings visible through or into the cavity of the construction. Where the system design number is known, the system shall be inspected to the listing criteria and manufacturer's installation instructions.		
CONDITION IN VIOLATION All horizontal and vertical through-penetrations must be sealed with firestop.		
LOCATION 1. Floor 2 2. Floor 3 3. Floor 4		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136

VIOLATIONS

PHILA. CODE § F-701.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The fire-resistance rating of the following fire-resistance-rated construction shall be maintained: 1. Structural members. 2. Exterior walls. 3. Fire walls, fire barriers, fire partitions. 4. Horizontal assemblies. 5. Shaft enclosures.		
CONDITION IN VIOLATION Fire resistance rated construction must be on the walls and ceilings. Replace all water damaged fire rated construction. Repair the hole in the wall in the Fire Command Center		
LOCATION 1. Floor 1 2. Floor 2 3. Floor 3 4. Floor 4		

PHILA. CODE § F-313.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fueled equipment including, but not limited to, motorcycles, mopeds, lawn-care equipment, portable generators and portable cooking equipment, shall not be stored, operated or repaired within a building.		
CONDITION IN VIOLATION Remove all gas fueled equipment from the interior of the building. It cannot be stored indoors.		
LOCATION Courtyard Apartments at Riverview 1. Floor 2 2. Floor 3 3. Floor 4		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136

VIOLATIONS

PHILA. CODE § F-5303.5.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Compressed gas containers, cylinders and tanks shall be secured to prevent falling caused by contact, vibration or seismic activity.		
CONDITION IN VIOLATION All compressed gas cylinders in the building must be secured against the wall. Properly dispose of all empty gas cylinders.		
LOCATION Courtyard Apartments at Riverview 1. Floor 2 2. Floor 3 3. Floor 4		

PHILA. CODE § F-105.1.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Construction permits authorize the installation or modification of systems and equipment. Such permits are subject to the provisions of Chapter 3 of the Administrative Code.		
CONDITION IN VIOLATION Obtain a building permit for the installation of fire resistance rated construction.		
LOCATION Courtyard Apartments at Riverview Floor 1 Floor 2 Floor 3 Floor 4		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136

VIOLATIONS

PHILA. CODE § F-1104.28.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit stairway doors in existing buildings shall be openable from both sides without the use of a key or special knowledge or effort.		
CONDITION IN VIOLATION Remove all deadbolt locks from all exit doors.		
LOCATION 1. Floor 2 2. Floor 3 3. Floor 4		

PHILA. CODE § F-1104.28	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit doors in existing buildings shall be self-closing and latching and in accordance with Sections F-1104.28.1 and F-1104.28.2		
CONDITION IN VIOLATION All exit doors require closing hardware.		
LOCATION 1. Floor 2 2. Floor 3 3. Floor 4		

PHILA. CODE § F-1104.27	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Stairways in the means of egress shall be free of obstructions. There shall be no storage under the stairways unless the area is enclosed with construction having at least a 1-hour fire-resistance rating.		
CONDITION IN VIOLATION Remove all storage from the stairwells between the basement and ground floors and maintain it that way.		
LOCATION Courtyard Apartments at Riverview South Tower Basement to Ground Floor		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136

VIOLATIONS

PHILA. CODE § PM15-606.2		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.			
CONDITION IN VIOLATION Have licensed contractor repair elevators to full operational status.			
LOCATION Courtyard Apartments at Riverview			

PHILA. CODE § F-508.1.5		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage unrelated to operation of the fire command center shall be prohibited.			
CONDITION IN VIOLATION Remove all storage from area.			
LOCATION Fire Command Center			

PHILA. CODE § F-508.1.6		FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The fire command center shall comply with NFPA 72 and shall contain the following features of this section.			
CONDITION IN VIOLATION A copy of the building plans are required in the room.			
LOCATION Fire Command Center			

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136

VIOLATIONS

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 Storage must be a minimum of 18" below the ceiling.		
LOCATION 1. Floor 2 2. Floor 3 3. Floor 4		
PHILA. CODE § F-604.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.		
CONDITION IN VIOLATION Have licensed electrician replace all fire/water damaged wiring and electrical components from the basement thru the 5th Floor, and anywhere else in the building as needed.		
LOCATION Courtyard Apartments at Riverview Basement thru the 5th Floor		
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 Have licensed contractor service the sprinkler system and replace all discharged sprinkler heads.		
LOCATION Sprinkler System		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136

VIOLATIONS

PHILA. CODE § F-1013.6.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux).		
CONDITION IN VIOLATION All unlit exit signs must illuminate.		
LOCATION Courtyard Apartments at Riverview		

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 being used as permanent wiring.		
LOCATION Ground Floor thru 4th Floor		

PHILA. CODE § F-407.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Safety Data Sheets (SDS) for all hazardous materials shall be either readily available on the premises as a paper copy, or where approved, shall be permitted to be readily retrievable by electronic access.		
CONDITION IN VIOLATION The MSDS binder must be moved from on top of the flammable cabinet and be properly stored in the Fire Command Center.		
LOCATION Courtyard Apartments at Riverview		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136

VIOLATIONS

PHILA. CODE § F-1104.28.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit doors shall maintain the fire-resistance rating required by the building code in effect at the time of construction, but at a minimum shall have a fire-resistance rating of one hour. Where a door is replaced in an existing exit enclosure, the replacement door shall be a labeled fire door with a fire-resistance rating of at least one hour. Existing door frames shall be maintained in good repair with no gaps between the door and the door frame exceeding 1/2 inches (16 mm).		
CONDITION IN VIOLATION Replace all damaged or compromised exit doors with approved fire rated doors with the appropriate hardware.		
LOCATION 1. Floor 2 2. Floor 3 3. Floor 4		



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).

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-078136



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 09/01/2025.

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: William Smith 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 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