



✕ Violation Notice and Order to Correct

L&I File Number: 722312



DISTRICT OFFICE

Property Maintenance Unit
5TH FLR
2401 Walnut St
Philadelphia, PA 19103
215-683-0575

PROPERTY IN VIOLATION

2701 W SOMERSET ST, Philadelphia, PA 19132-2524

DATE OF NOTICE

09/30/2025

On 03/04/2020 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 10/27/2025

VIOLATIONS

PHILA. CODE § A-301.1/51	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE An electrical permit is required for the installation, alteration, replacement or repair of electrical and communication wiring within or on any structure or premises. (See A-301.1.3)		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST. (3RD FL)		



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VIOLATIONS

PHILA. CODE § FC-13-606.1	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Electrical Equipment, wiring and hazards F-606		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST. (3RD FL)		

PHILA. CODE § PM15-305.3	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED PM-305.3		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST. 3 FL APPARTMENT LIVING ROOM		

PHILA. CODE § PM15-304.13	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES AND SHALL BE EASILY OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW HARDWARE. PM-304.13		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST. MAIN STAIRWELL BETWEEN 2ND AND 3 FL		



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VIOLATIONS

PHILA. CODE § FC-13-10573	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE A construction permit is required for installation, modification, or removal from service of fire alarm and detection systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. F-105.7.3		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST.		

PHILA. CODE § PM15-305.6	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers, or tracks. PM-305.6		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST. 3 FL APPARTMENT BATHROOM		



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VIOLATIONS

PHILA. CODE § PM15-307	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE EVERY EXTERIOR AND INTERIOR FLIGHT OF STAIRS HAVING MORE THAN FOUR RISERS SHALL HAVE A HANDRAIL ON ONE SIDE OF THE STAIR AND EVERY OPEN PORTION OF A STAIR, LANDING, BALCONY, PORCH, DECK, RAMP OR OTHER WALKING SURFACE WHICH IS MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS. HANDRAILS SHALL NOT BE LESS THAN 30 INCHES (762 MM) HIGH OR MORE THAN 42 INCHES (1067 MM) HIGH MEASURED VERTICALLY ABOVE THE NOSING OF THE TREAD OR ABOVE THE FINISHED FLOOR OF THE LANDING OR WALKING SURFACES. GUARDS SHALL NOT BE LESS THAN 30 INCHES (762 MM) HIGH ABOVE THE FLOOR OF THE LANDING, BALCONY, PORCH, DECK, OR RAMP OR OTHER WALKING SURFACE. PM-307		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST. 3 FL HALLWAY		

PHILA. CODE § PM15-504.1	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE ALL PLUMBING FIXTURES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN WORKING ORDER, AND SHALL BE KEPT FREE FROM OBSTRUCTIONS, LEAKS AND DEFECTS AND BE CAPABLE OF PERFORMING THE FUNCTION FOR WHICH SUCH PLUMBING FIXTURES ARE DESIGNED. ALL PLUMBING FIXTURES SHALL BE MAINTAINED IN A SAFE, SANITARY AND FUNCTIONAL CONDITION PM-504.1		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST. 3 FL APPARTMENT BATHROOM		



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VIOLATIONS

PHILA. CODE § FC-13-907112	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Where a nonresidential occupancy is located below a residential occupancy, a manual and automatic (smoke detection) fire alarm system shall be installed with smoke detectors installed throughout the nonresidential occupancy, manual fire alarm boxes installed at the exits in the nonresidential areas and alarm notification appliances installed throughout the building. Systems required to be installed to comply with this section shall be installed in accordance with the appropriate sections of Section 907 of the Philadelphia Building Code. Smoke alarms shall be installed in the dwelling units of the residential portions of the building in accordance with Section 907.2. F-907.1.12		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST.		

PHILA. CODE § FC-13-906.2	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Fire extinguishers must be inspected and tagged F-906.2		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST.		

PHILA. CODE § PM15-603.1	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE ALL MECHANICAL APPLIANCES, FIREPLACES, SOLID FUEL-BURNING APPLIANCES, COOKING APPLIANCES AND WATER HEATING APPLIANCES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN A SAFE WORKING CONDITION, AND SHALL BE CAPABLE OF PERFORMING THE INTENDED FUNCTION PM-603.1		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST. 3 FL APPARTMENT LIVING ROOM		



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VIOLATIONS

PHILA. CODE § A-301.1/65	FINE AMOUNT	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. For zoning information call 215-686-2455. (See A-301.1.5)		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST		

PHILA. CODE § FC-13-906.1	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Fire extinguishers required F-906.1		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST.		

PHILA. CODE § A-701.1/3	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A violation has been issued because the building or a portion of the building that has changed from one Occupancy Group to another is occupied prior to the issuance of a Certificate of Occupancy. (See A-701.1(3))		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST		



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PHILA. CODE § FC-13-906.7	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE (QR Code Unavailable)
PHILA. CODE LANGUAGE Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions. F-906.7		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST.		

PHILA. CODE § PM15-307	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE EVERY EXTERIOR AND INTERIOR FLIGHT OF STAIRS HAVING MORE THAN FOUR RISERS SHALL HAVE A HANDRAIL ON ONE SIDE OF THE STAIR AND EVERY OPEN PORTION OF A STAIR, LANDING, BALCONY, PORCH, DECK, RAMP OR OTHER WALKING SURFACE WHICH IS MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS. HANDRAILS SHALL NOT BE LESS THAN 30 INCHES (762 MM) HIGH OR MORE THAN 42 INCHES (1067 MM) HIGH MEASURED VERTICALLY ABOVE THE NOSING OF THE TREAD OR ABOVE THE FINISHED FLOOR OF THE LANDING OR WALKING SURFACES. GUARDS SHALL NOT BE LESS THAN 30 INCHES (762 MM) HIGH ABOVE THE FLOOR OF THE LANDING, BALCONY, PORCH, DECK, OR RAMP OR OTHER WALKING SURFACE. PM-307		
CONDITION IN VIOLATION		
LOCATION 2701 W. SOMERSET ST. (INTERIOR STAIRWELL)		



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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
FC-13-907.2		(QR Code Unavailable)
PHILA. CODE LANGUAGE		
Single station smoke alarms are required in the location(s) specified F-907.2		
CONDITION IN VIOLATION		
LOCATION		
2701 W. SOMERSET ST. (3RD FL)		



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 10/30/2025.

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>.



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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: Brandon Banks
Brandon.Banks@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

