



✕ Violation Notice and Order to Correct

L&I File Number: CF-2024-032509



DISTRICT OFFICE

Construction Services Central West
District
SUITE 502
2401 Walnut St
Philadelphia, PA 19103
215-685-3789
Construction.CentralWest@phila.gov

PROPERTY IN VIOLATION

1314 DORRANCE ST, Philadelphia, PA 19146-4607

DATE OF NOTICE

10/09/2025

On 04/18/2024 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 11/13/2025

VIOLATIONS

PHILA. CODE § A-301.1/1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A building permit is required for the construction or erection of a new structure. If the scope of work includes more than one lot, a separate permit is required for each lot.		
CONDITION IN VIOLATION New two story home constructed with roofdeck and pilot house. All lumber is weathered.		
LOCATION throughout		



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VIOLATIONS

PHILA. CODE § A-301.1/50	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE An electrical permit is required for complete electrical wiring of a new building and/or property.		
CONDITION IN VIOLATION New electrical wiring installed throughout.		
LOCATION throughout		

PHILA. CODE § A-301.1/54	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A plumbing permit is required for the installation of new plumbing work in a structure.		
CONDITION IN VIOLATION New plumbing installed throughout.		
LOCATION throughout		

PHILA. CODE § A-301.1/43	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A building permit is required for the installation of ductwork.		
CONDITION IN VIOLATION New ductwork installed throughout.		
LOCATION throughout		



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VIOLATIONS

PHILA. CODE § A-203.2/1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A violation has been issued because the used materials, equipment and/or devices are not approved.		
CONDITION IN VIOLATION Materials used have not been approved by the department. All lumber is wethered/molded.		
LOCATION throughout		





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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
A-304.1/1	\$300.00	
PHILA. CODE LANGUAGE You are hereby ordered to obtain the services of a Pennsylvania Licensed Professional Engineer to serve as the design professional in responsible charge pursuant to Administrative Code Section A-304, and maintain, at a minimum, the following responsibilities: 1) Immediately assess the structure to determine the extent of the structural defects and submit those findings along with a timeline of corrective actions to the Department. 2) Design and observe the immediate installation of temporary protections of the public way and adjacent properties. 3) Develop a remediation plan, detailing the extent of the required removal and replacement of structural components and temporary shoring required for the remediation. The remediation plan must contain adequate construction details to confirm code compliance as well as provide the responsible contractor with necessary direction in approaching and completing the necessary repairs. 4) Submit such remediation plan with details to the Department along with an application for a building permit. 5) Provide periodic structural observations of the remediation work throughout the repair process. 6) Inform the Department if a condition arises which poses an immediate threat to public safety. 7) Upon completion of the repairs, submit a sealed statement to the Department that the structure has been made safe. 8) Inform the Department if oversight responsibilities are terminated by the owner.		
CONDITION IN VIOLATION New two story home with pilot house and deck constructed. No permits are on file. Lumber is weathered/rotted/ covered in mold. Joists have not been properly wrapped and placed in existing pockets.		
LOCATION throughout		



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VIOLATIONS

PHILA. CODE § A-301.1/64	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.		
CONDITION IN VIOLATION New two story home with pilothouse/ deck constructed. No permits/zoning are on file.		
LOCATION throughout		



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 07/13/2024.

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: ROBERT CURRAN JR. ROBERT.CURRAN@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

