

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-114263



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

226 W RITTENHOUSE SQ, Philadelphia, PA 19103-2529

DATE OF NOTICE

10/18/2025

On 10/17/2025 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 11/21/2025

VIOLATIONS

PHILA. CODE § F-701.6.1.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All inspections shall be documented by the Contractor on a certification form established by the fire code official indicating the locations of the fire damper, smoke damper and combination fire/smoke damper inspected, date of inspection, name of inspector and Sheet Metal Technician Certification number of the inspector. The report must be presented by the Contractor to the building owner upon completion and shall be maintained on the property and made available for inspection upon request by the fire code official. The report shall also be submitted to the Department of Licenses and Inspections who may, by regulation, establish a fee to be paid upon submission of the report.		
CONDITION IN VIOLATION Have licensed contractor test and certify all damper systems in the building, and upload certification paperwork to eCLIPSE.phila.gov. This must be done every 4 years.		
LOCATION The Dorchester		

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VIOLATIONS

PHILA. CODE § F-909.20.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Records of smoke control system testing and maintenance shall be maintained. The record shall include the date of the maintenance, identification of the servicing personnel and notification of any unsatisfactory condition and the corrective action taken, including parts replaced.		
CONDITION IN VIOLATION Have licensed contractor test and certify the smoke control systems in the building, and upload certification paperwork to eCLIPSE.phila.gov. This must be done annually.		
LOCATION The Dorchester		
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 floor and ceiling penetrations must be completely sealed with approved methods.		
LOCATION Shaftway Closets-All Floors		
PHILA. CODE § F-1105.5.4.2.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where self- or automatic-closing doors are required, closers shall be maintained in operational condition.		
CONDITION IN VIOLATION Repair/replace the broken closers on both doors.		
LOCATION Generator Room		

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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 the extension cords being used as permanent wiring.		
LOCATION Laundry Room		
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 1. Have licensed contractor service the fire alarm system and bring it out of trouble status and back to normal operational status. 2. Replace all damaged smoke alarms.		
LOCATION 1. The Dorchester 2. All floors		

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PHILA. CODE § F-1103.4.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE In other than Group I-2 and I-3 occupancies, interior vertical openings connecting more than five stories shall be protected by 1-hour fire-resistance-rated construction.		
CONDITION IN VIOLATION The out-of-use mail chute either needs to be sprinklered or the slits sealed with fire-rated materials. Tape is not fire-rated.		
LOCATION All floors		
PHILA. CODE § F-901.4.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Any device that has the physical appearance of life safety or fire protection equipment but that does not perform that life safety or fire protection function shall be prohibited.		
CONDITION IN VIOLATION Remove the exit sign above the generator room door.		
LOCATION Generator Room		

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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-5003.9.8	\$300.00	
PHILA. CODE LANGUAGE Incompatible materials in storage and storage of materials that are incompatible with materials in use shall be separated where the stored materials are in containers having a capacity of more than 5 pounds (2 kg), 0.5 gallon (2 L) or any amount of compressed gases. Separation shall be accomplished by: 1. Segregating incompatible materials in storage by a distance of not less than 20 feet (6096 mm). 2. Isolating incompatible materials in storage by a noncombustible partition extending not less than 18 inches (457 mm) above and to the sides of the stored material. 3. Storing liquid and solid materials in hazardous material storage cabinets. 4. Storing compressed gases in gas cabinets or exhausted enclosures in accordance with Sections 5003.8.5 and 5003.8.6. Materials that are incompatible shall not be stored within the same cabinet or exhausted enclosure.		
CONDITION IN VIOLATION Remove all of the barrels and containers away from the diesel fuel tank or properly dispose of them.		
LOCATION Fire Pump Room		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1104.17	\$300.00	
PHILA. CODE LANGUAGE Corridors serving an occupant load greater than 30 and the openings therein shall provide an effective barrier to resist the movement of smoke. Transoms, louvers, doors and other openings shall be kept closed or be selfclosing. In Group I-2, corridors in areas housing patient sleeping or care rooms shall comply with Section 1105.5.		
CONDITION IN VIOLATION 1. All trash room, shaftway closets, and janitor closet doors must be self-closing. 2. Doors must be fire-rated and self-closing. 3. Provide documentation that all of the white 4 panel glass corridor doors are fire-rated.		
LOCATION 1. All floors 2. Penthouse corridor electrical room door 3. All floors		

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PHILA. CODE § F-603.4.2.3.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE "Gas containers shall not be stored inside of buildings except in accordance with Section 6109.9." "		
CONDITION IN VIOLATION Remove the gas can from the premises.		
LOCATION Penthouse Electrical Room		
PHILA. CODE § F-509.1.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.		
CONDITION IN VIOLATION All trash room, shaftway closets, and janitor closet doors must have identifying signage.		
LOCATION All floors		
PHILA. CODE § F-5003.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION The door requires NFPA 704 signage		
LOCATION Pool Storage Room		

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

PHILA. CODE § F-912.4.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The fire code official is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal.		
CONDITION IN VIOLATION 1. Replace missing test header caps. 2. Secure all loose caps hanging off.		
LOCATION Exterior		

PHILA. CODE § F-912.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A durable, weather-resistant sign shall be mounted at each fire department connection indicating the type of system (sprinkler, standpipe, combined sprinkler and standpipe or test connection). Wording on signs indicating the type of system shall be a minimum 1-inch (25 mm) high. Other information shall be a minimum 1/2-inch (13 mm) high. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.		
CONDITION IN VIOLATION Test header requires signage.		
LOCATION Exterior		

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PHILA. CODE § F-704.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where openings are required to be protected, opening protectives shall be maintained selfclosing or automatic-closing by smoke detection. Existing fusible-link-type automatic door-closing devices are permitted if the fusible link rating does not exceed 135°F (57°C).		
CONDITION IN VIOLATION Install the door against the wall back in the doorway.		
LOCATION Fire Pump 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).



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 11/17/2025.

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: 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 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

