

# ✕ Violation Notice and Order to Correct

**L&I File Number:** CF-2025-121516



DISTRICT OFFICE

**PROPERTY IN VIOLATION**

2043 N AMERICAN ST, Philadelphia, PA 19122-1605

**DATE OF NOTICE**

11/06/2025

On 11/05/2025 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 12/10/2025**

### VIOLATIONS

|                                                                                                                                                                                                                                                                                                                                   |                                            |                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <div>PHILA. CODE §</div> <div>9-3902 (1)</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>The owner of any one or two -family dwelling let for occupancy must obtain a rental license. No person shall collect rent with respect to any property that is required to be licensed pursuant to this Section unless a valid rental license has been issued for the property. 9-3902</div> |                                            |                                                                                                                                             |
| <div>CONDITION IN VIOLATION</div> <div>OWNER MUST OBTAIN THE REQUIRED RENTAL LICENSE FOR THE PROPERTY</div>                                                                                                                                                                                                                       |                                            |                                                                                                                                             |
| <div>LOCATION</div> <div>2043 N AMERICAN ST</div>                                                                                                                                                                                                                                                                                 |                                            |                                                                                                                                             |

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| <b>PHILA. CODE §</b><br>F-1103.9                                                                                                                                                                                                                                                                                                                                                                   | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br>   |
| <b>PHILA. CODE LANGUAGE</b><br>Carbon monoxide alarms shall be installed in existing dwelling units or sleeping units in accordance with Sections F-1103.9.1 through F-1103.9.3 where any of the conditions in Sections 915.1.2 through 915.1.6 exist. A carbon monoxide detection system installed in accordance with Section 915.5 shall be an acceptable alternative to carbon monoxide alarms. |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>INSTALL CO DETECTOR                                                                                                                                                                                                                                                                                                                                               |                                |                                                                                                                                 |
| <b>LOCATION</b><br>2043 N AMERICAN ST/ 2ND FLOOR SLEEPING AREA                                                                                                                                                                                                                                                                                                                                     |                                |                                                                                                                                 |
| <b>PHILA. CODE §</b><br>F-1103.8                                                                                                                                                                                                                                                                                                                                                                   | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>Single- and multiple-station (single-station wired together to enable all to sound an alarm when one activates) smoke alarms shall be installed in existing Group R occupancies in accordance with Sections F-1103.8.1 through F-1103.8.3.                                                                                                                          |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>REPLACE SMOKE DETECTORS                                                                                                                                                                                                                                                                                                                                           |                                |                                                                                                                                 |
| <b>LOCATION</b><br>2043 N AMERICAN ST/ BASEMENT/ 1ST FLOOR COMMON AREA                                                                                                                                                                                                                                                                                                                             |                                |                                                                                                                                 |
| <b>PHILA. CODE §</b><br>PM15-304.13                                                                                                                                                                                                                                                                                                                                                                | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.                                                                                                                                                                                                                                                             |                                |                                                                                                                                 |
| <b>CONDITION IN VIOLATION</b><br>REPAIR WINDOW FRAMING/ MAKE WEATHERTIGHT REPAIR DRY-ROTTEN DETERIORATING WOOD/BRICKS                                                                                                                                                                                                                                                                              |                                |                                                                                                                                 |
| <b>LOCATION</b><br>2043 N AMERICAN ST /REAR BEDROOMS/ KITCHEN                                                                                                                                                                                                                                                                                                                                      |                                |                                                                                                                                 |

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| <b>PHILA. CODE §</b><br>PM15-304.8                                                                                                                                                                                   | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. |                                |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>REPAIR FACADE / CORNICE                                                                                                                                                             |                                |                                                                                                                               |
| <b>LOCATION</b><br>2043 N AMERICAN ST/ ENTIRE EXTERIOR REAR ROOF AREA                                                                                                                                                |                                |                                                                                                                               |

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>PM15-304.6                                                                                                                                                                                   | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. |                                |                                                                                                                                |
| <b>CONDITION IN VIOLATION</b><br>REPAIR / REPLACE MISSING BRICKS, HOLES, BRICK POINTING NEEDED TO PREVENT WEATHER AND LEAKAGE INTO INTERIOR OF THE PROPERTY                                                          |                                |                                                                                                                                |
| <b>LOCATION</b><br>2043 N AMERICAN ST/ ENTIRE EXTERIOR REAR OF THE PROPERTY                                                                                                                                          |                                |                                                                                                                                |

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <div>PHILA. CODE §</div> <div>F-1010.1.9</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>Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.</div> |                                            |                                                                                                                                             |
| <div>CONDITION IN VIOLATION</div> <div>REPLACE DOUBLE-KEY LOCK WITH THUMB-TURN TUMBLR</div>                                                                                                                       |                                            |                                                                                                                                             |
| <div>LOCATION</div> <div>2043 N AMERICAN ST/ EXTERIOR FRONT</div>                                                                                                                                                 |                                            |                                                                                                                                             |

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>PHILA. CODE §</b><br>PM15-305.3                                                                                                                                                                                                                                                                                                 | <b>FINE AMOUNT</b><br>\$300.00 | <b>SCAN QR CODE FOR HOW TO RESOLVE</b><br> |
| <b>PHILA. CODE LANGUAGE</b><br>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. |                                |                                                                                                                               |
| <b>CONDITION IN VIOLATION</b><br>REPAIR DRYWALL/ HOLES IN WALL AND CEILING MAKE WALL AND CEILING SURFACE SMOOTH SEAL ALL HOLES AND CRACKS AND PAINT REPAIRED AREA                                                                                                                                                                  |                                |                                                                                                                               |
| <b>LOCATION</b><br>2043 N AMERICAN ST/ 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).

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YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 12/06/2025.

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>.



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 CORLEY JR. [William.CorleyJr@phila.gov](mailto:William.CorleyJr@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