

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278



DISTRICT OFFICE

PROPERTY IN VIOLATION

1512-14 SPRUCE ST, Philadelphia, PA 19102-4524

DATE OF NOTICE

01/08/2026

On 12/19/2025 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 02/11/2026

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-903.2.11.2	\$300.00	
PHILA. CODE LANGUAGE An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of the chute and protected from freezing in accordance with Section 903.3.1.1. Such sprinklers shall be installed at alternate floors, beginning with the second level below the last intake and ending with the floor above the discharge. Access to sprinklers in chutes shall be provided for servicing.		
CONDITION IN VIOLATION Trash chute requires sprinkler coverage per code.		
LOCATION Trash chute		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278

VIOLATIONS

PHILA. CODE § A-301.1/27	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A building permit is required for the installation of a fire suppression system.		
CONDITION IN VIOLATION Obtain fire suppression permit to install sprinkler system in trash chute.		
LOCATION Trash chute		

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 storage from the stairwell and maintain it that way.		
LOCATION Top penthouse fire tower stairwell		

PHILA. CODE § F-1103.7.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A manual fire alarm system shall be installed throughout existing Group A-1, A-2 and A-3 occupancies with an occupant load of 300 or more and in all Special Assembly Occupancies. In Special Assembly Occupancies a shut-off (shunt trip) device shall be provided to shut off electricity to circuits controlling audio equipment in the facility upon activation of the fire alarm system or automatic sprinkler system.		
CONDITION IN VIOLATION Fire alarm certification needs to indicate if shunt trip is installed. If not needs to be installed.		
LOCATION Proscenium Theatre Sound Area		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278

VIOLATIONS

PHILA. CODE § F-1104.30	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every room or space that is an assembly occupancy (50 or more) shall have the occupant load of the room or space, as determined by the Department of Licenses and Inspections, posted on a sign in a conspicuous place, near the main exit or exit access doorway from the room or space.		
CONDITION IN VIOLATION Lawful occupancy sign is required in both theatres		
LOCATION Proscenium Theatre		
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 the damper systems in the building, and upload certification paperwork to eCLIPSE.phila.gov. This must be done every 4 years.		
LOCATION The Drake		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278

VIOLATIONS

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 Doors are required to be self-closing and latching.		
LOCATION 1. All corridor mechanical/electrical/utility closets-All Floors 2. All Basement fire rated doors		

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 A fire rated door is required in the open doorway missing the door.		
LOCATION The Drake		

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 Repair all holes in the fire rated construction inside the space.		
LOCATION All corridor mechanical/electrical/utility closets-All Floors		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278

VIOLATIONS

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 Seal all through penetrations with approved materials.		
LOCATION All corridor mechanical/electrical/utility closets-All Floors		

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 1. Basement 2. Anywhere else as needed		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278

VIOLATIONS

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 system and bring it out of trouble status and back to normal operational status.		
LOCATION 1512 Spruce St.		
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 Doors must be fire rated or provide documentation that they are.		
LOCATION All corridor mechanical/electrical/utility closets-All Floors		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278

VIOLATIONS

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 Space requires: 1. A work table 2. A copy of the building plans		
LOCATION Fire Command Center		

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 and maintain it that way.		
LOCATION Fire Command Center		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278

VIOLATIONS

PHILA. CODE § F-807.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where required to exhibit improved fire performance, curtains, draperies, fabric hangings and other similar combustible decorative materials suspended from walls or ceilings shall be tested by an approved agency and meet the flame propagation performance criteria of Test Method 1 or Test Method 2, as appropriate, of NFPA 701 or exhibit a maximum rate of heat release of 100 kW when tested in accordance with NFPA 289, using the 20 kW ignition source. Reports of test results shall be prepared in accordance with the test method used and furnished to the fire code official upon request.		
CONDITION IN VIOLATION Curtains and other fabrics must be treated to be fire retardant.		
LOCATION Proscenium Theatre-both theatres		
PHILA. CODE § F-901.6.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The testing of fire protection systems shall be in accordance with Sections 901.6 and F-901.6.4 through F-901.6.4.8.1. Annually the owner of each building that contains fire protection systems shall have such systems certified as operating properly by a person certified or licensed by the Department of Licenses and Inspections to provide such certifications in accordance with this Section. Certification forms shall be maintained on the property and made available for inspection upon the request of a fire code official. The certification form shall be submitted to the Department of Licenses and Inspections which may, by regulation, establish a fee to be paid upon submission of the form.		
CONDITION IN VIOLATION Have licensed contractor test and certify the fire alarm system in the building, and upload certification paperwork to eCLIPSE.phila.gov. This must be done annually.		
LOCATION 1512 Spruce St.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278

VIOLATIONS

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 Remove all storage and debris and maintain it that way.		
LOCATION The Dome		

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 corridor mechanical/electrical/utility closets require identifying signage.		
LOCATION All corridor mechanical/electrical/utility closets-All Floors		

PHILA. CODE § F-906.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.		
CONDITION IN VIOLATION 1. Install a mounted and tagged ABC extinguisher in the space. 2. Have licensed contractor service and update the tag on the extinguisher in the Fire Command Center.		
LOCATION 1. The Dome 2. Fire Command Center		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278

VIOLATIONS

PHILA. CODE § 9-703(2)(a)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE No person shall operate a special assembly occupancy without first obtaining a special assembly occupancy license from the Department.		
CONDITION IN VIOLATION Obtain Special Assembly license (#3006). License must be renewed annually.		
LOCATION Proscenium Theatre		



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 02/07/2026.

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>.

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-134278



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

