

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-137571



DISTRICT OFFICE

Proactive Rental Inspections
5th Fl
2401 Walnut St
Philadelphia, PA 19103
215-685-1510
ProactiveRentalInspections@phila.gov

PROPERTY IN VIOLATION

3447 N 2ND ST, Philadelphia, PA 19140-4601

DATE OF NOTICE

01/16/2026

On 12/31/2025 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 02/19/2026

VIOLATIONS

PHILA. CODE § F-1010.1.9.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Manually operated flush bolts or surface bolts are not permitted.		
CONDITION IN VIOLATION MUST REMOVE ALL LATCHES AND SLIDE BOLTS		
LOCATION ALL ROOMS AND EXIT DOORS		

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VIOLATIONS

PHILA. CODE § F-1010.1.9.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate.		
CONDITION IN VIOLATION REMOVE DOOR KNOBS		
LOCATION ALL INTERIOR EXIT DOORS		

PHILA. CODE § F-1010.1.10	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet (1829 mm) wide, and that contain overcurrent devices, switching devices or control devices with exit or exit access doors, shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.		
CONDITION IN VIOLATION INSTALL PANIC BAR HARDWARE		
LOCATION ALL INTERIOR EXIT DOORS		

PHILA. CODE § F-1010.1.9.12	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Interior stairway means of egress doors shall be openable from both sides without the use of a key or special knowledge or effort.		
CONDITION IN VIOLATION ALL FIRE EXIT DOORS MUST BE UNLOCKED		
LOCATION 1ST AND 2ND FLOOR		

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VIOLATIONS

PHILA. CODE § F-1009.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Signage indicating special accessibility provisions shall be provided as shown: 1. Each door providing access to an area of refuge from an adjacent floor area shall be identified by a sign stating: AREA OF REFUGE. 2. Each door providing access to an exterior area for assisted rescue shall be identified by a sign stating: EXTERIOR AREA FOR ASSISTED RESCUE. Signage shall comply with the ICC A117.1 requirements for visual characters and include the International Symbol of Accessibility. Where exit sign illumination is required by Section 1013.3, the signs shall be illuminated. Additionally, visual characters, raised character and braille signage complying with ICC A117.1 shall be located at each door to an area of refuge and exterior area for assisted rescue in accordance with Section 1013.4.		
CONDITION IN VIOLATION ALL DOORS MUST HAVE UNIT IDENTIFICATION		
LOCATION 1ST AND 2ND FLOOR		

PHILA. CODE § F-912.2.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters “FDC” not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.		
CONDITION IN VIOLATION MUST INSTALL FDC CAP SIGNS		
LOCATION SIDE EXTERIOR		

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PHILA. CODE § F-907.4.2.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Manual fire alarm boxes shall be provided with ready access, unobstructed, unobscured and visible at all times.		
CONDITION IN VIOLATION MUST REMOVE ATM OBSTUCTING PULL STATION		
LOCATION FIRST FLOOR BUSINESS		

PHILA. CODE § F-903.2.8	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.		
CONDITION IN VIOLATION EXTEND SPRINKLER HEADS INTO EACH INDIVISUAL ROOMING UNIT		
LOCATION EACH INDIVISUAL ROOM UNITS		

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 MUST INSPECT AND TAG		
LOCATION 2ND FLOOR REAR EXIT		

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PHILA. CODE § F-604.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.		
CONDITION IN VIOLATION MUST COVER ALL OPEN JUNCTION BOXES, RECEPTACLES AND SWITCHES		
LOCATION ALL FLOORS AND ROOMING UNITS		
PHILA. CODE § F-315.3.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Combustible materials shall not be stored in exits or enclosures for stairways and ramps. Combustible materials in the means of egress during construction, demolition, remodeling or alterations shall comply with Section 3311.3.		
CONDITION IN VIOLATION MUST REMOVE ALL STORAGE		
LOCATION REAR SIDE EXIT DOOR AND REAR EXIT STAIRCASE		
PHILA. CODE § F-304.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare.		
CONDITION IN VIOLATION REMOVE ALL STORAGE		
LOCATION 1ST,2ND COMMON AREAS		

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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 MUST REMOVE ALL COMBUSTIBLE STORAGE/RUBBISH COOKING OIL CONTAINERS		
LOCATION 1ST FLOOR COMMON AREA		

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 MUST REPAIR AND SECURE ALL FIRE RATED DOORS		
LOCATION 1ST AND 2ND FLOOR ROOMING UNITS AND FIRE EXIT DOORS		

PHILA. CODE § F-1104.28	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit doors in existing buildings shall be self-closing and latching and in accordance with Sections F-1104.28.1 and F-1104.28.2		
CONDITION IN VIOLATION MUST REPAIR ALL DOORS TO SELF CLOSE AND LATCH		
LOCATION 1ST, 2ND FLOOR ROOMING UNITS AND FIRE EXIT DOORS ALSO REAR BUSINESS EXIT DOOR		

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PHILA. CODE § F-1104.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.		
CONDITION IN VIOLATION MUST RESTORE POWER TO ALL EXIT SIGNS		
LOCATION ALL FIRE EXIT DOOR AND REAR STAIRCASE INTERIOR EXIT.		
PHILA. CODE § F-1104.26	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Doors in the means of egress shall be readily openable from the egress side without the use of a key or special knowledge or effort. Surface-mounted manual slide bolt locks are not permitted.		
CONDITION IN VIOLATION REMOVE ALL SLIDE BOLTS AND INSTALL PANIC BAR		
LOCATION ALL FIRE EXIT DOORS		
PHILA. CODE § PM15-504.1	FINE AMOUNT \$300.00	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.		
CONDITION IN VIOLATION MUST REPAIR FAUCETS AND LEAKS		
LOCATION 1ST AND 2ND FLOOR WASH TUBS		

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VIOLATIONS

PHILA. CODE § PM15-306.1(2)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Concrete subjected to deterioration, deformation, fractures, fissures, spalling, exposed reinforcement, or detached, dislodged, or failing connections.		
CONDITION IN VIOLATION MUST REPAIR STAIRWAY WALLS		
LOCATION FRONT INTERIOR ENTRANCE		

PHILA. CODE § PM15-304.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE 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.		
CONDITION IN VIOLATION MUST REPAIR WINDOW WELLS		
LOCATION EXTERIOR TIOGA STREET SIDE 2ND FLOOR		

PHILA. CODE § PM15-304.13	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.		
CONDITION IN VIOLATION MUST REPAIR WINDOWS		
LOCATION ROOM 17 AND ALL 1ST,2ND FLOOR TIOGA SIDE EXTERIOR		

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VIOLATIONS

PHILA. CODE § PM15-305.6	FINE AMOUNT \$300.00	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.		
CONDITION IN VIOLATION MUST REPAIR DOORS TO HAVE A SECURED SEAL AND ADD DOOR SWEEPS		
LOCATION ALL 1ST,2ND FLOOR ROOM UNITS AND ALL FIRE EXIT DOORS		

PHILA. CODE § PM15-305.1(e)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.		
CONDITION IN VIOLATION MUST REPAIR FIRE ESCAPE STAIRWAY TREDS		
LOCATION REAR FIRE ESCAPE		

PHILA. CODE § PM15-305.3	FINE AMOUNT \$300.00	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.		
CONDITION IN VIOLATION MUST COVER ALL HOLES IN CEILING WITH FIRE RATED MATERIAL		
LOCATION 2ND FLOOR COMMON AREA		

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VIOLATIONS

PHILA. CODE § 9-3902 (3)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The owner of any dwelling unit or rooming house 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		
CONDITION IN VIOLATION MUST OBTAIN RENTAL LICENSE		
LOCATION 3447 N. 2ND STREET		



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 02/15/2026.

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>.

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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: Miguel Rosa
Miguel.Rosa@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

