

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-011597



DISTRICT OFFICE

Fire Safety Unit
5th Fl
2401 Walnut St
Philadelphia, PA 19103
215-685-3917
FireSafetyUnit@phila.gov

PROPERTY IN VIOLATION

3816-36 CHESTNUT ST, Philadelphia, PA 19104-3107

DATE OF NOTICE

02/11/2026

On 02/10/2026 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 03/17/2026

VIOLATIONS

PHILA. CODE § F-903.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Sprinkler systems shall be tested and maintained in accordance with Section 901.		
CONDITION IN VIOLATION HAVE A LICENSED CONTRACTOR INSPECT AND CERTIFY THE SPRINKLER AND STANDPIPE SYSTEMS AND UPLOAD THE CERTIFICATION TO ECLIPSE.PHILA.GOV REPLACE ALL MISSING STANDPIPE CAPS (BUILDING A)		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

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VIOLATIONS

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 INSTALL SIGNAGE FOR EACH FIRE DEPARTMENT CONNECTION INDICATING THE TYPE OF SYSTEM		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

PHILA. CODE § F-1031.3	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A means of egress shall be free from obstructions that would prevent its use, including the accumulation of snow and ice.		
CONDITION IN VIOLATION REMOVE ALL STORAGE WITHIN K CENTRAL TOWER		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT: ROOF ACCESS LEVEL		

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VIOLATIONS

PHILA. CODE § PM15-402.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every common hall and stairway in residential occupancies shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m2) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet.		
CONDITION IN VIOLATION REPAIR LIGHTING IN K NORTH TOWER BETWEEN FLOORS 2 AND 3 REPAIR LIGHTING IN K CENTRAL TOWER BETWEEN FLOORS 6 AND 7		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

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 REPAIR EXIT DOORS TO BE SELF-CLOSING AND LATCHING K: 3RD FLOOR NORTH TOWER A: 3RD FLOOR MAIN STAIR		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

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VIOLATIONS

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 HAVE A LICENSED CONTRACTOR INSPECT AND TAG HIGH VOLTAGE ROOM AND GYM ELEVATOR ROOM FIRE EXTINGUISHERS UP TO DATE		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT: HIGH VOLTAGE ROOM, GYM		

PHILA. CODE § F-906.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.		
CONDITION IN VIOLATION MOUNT ALL FIRE EXTINGUISHERS K: BASEMENT AND HIGH VOLTAGE ROOM A: BASEMENT MECHANICAL CLOSET		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

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 CLOSE OPEN JUNCTION BOX IN A: MECHANICAL CLOSET		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT: A MECHANICAL CLOSET		

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VIOLATIONS

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 INSTALL SIGNAGE FOR BUILDING A MECHANICAL CLOSET AND GYM ELEVATOR EQUIPMENT ROOM		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

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 A LICENSED CONTRACTOR INSPECT AND MAINTENANCE BUILDING E BASEMENT PULL STATION HAVE A LICENSED CONTRACTOR BRING FIRE ALARM SYSTEM IN BUILDING G AND H OUT OF TROUBLE STATUS		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

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VIOLATIONS

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 A LICENED CONTRACTOR INSPECT AND CERTIFY THE FIRE ALARM SYSTEM FOR ALL BUILDINGS ON THE PARCEL AND UPLOAD THE CERTIFICATIONS TO ECLIPSE.PHILA.GOV		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

PHILA. CODE § F-105.6.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A license is required to operate a high-rise building. Such license shall be obtained from the Department of Licenses and Inspections. The fire code official shall inspect high-rise buildings for compliance with this code. The owner, manager or operator of a high-rise building shall pay an annual license fee based on the gross square footage of floor area as set forth in the Philadelphia Administrative Code. Portions of buildings that are subject to the rental license requirements of Section 9-3902 of the Philadelphia Code.		
CONDITION IN VIOLATION OBTAIN REQUIRED HIGH-RISE LICENSE		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

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VIOLATIONS

PHILA. CODE § 9-3902 (2)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The owner of any multiple 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		
CONDITION IN VIOLATION OBTAIN REQUIRED RENTAL LICENSE		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

PHILA. CODE § F-1013.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign.		
CONDITION IN VIOLATION INSTALL AN ILLUMINATED EXIT SIGN AT BUILDING E BASEMENT EXIT DOOR FROM MAINTENANCE OFFICE		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

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VIOLATIONS

PHILA. CODE § F-405.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Records shall be maintained of required emergency evacuation drills and include the following information: 1. Identity of the person conducting the drill. 2. Date and time of the drill. 3. Notification method used. 4. Employees on duty and participating. 5. Number of occupants evacuated. 6. Special conditions simulated. 7. Problems encountered.		
CONDITION IN VIOLATION MAINTAIN THE FIRE DRILL LOG AND HAVE IT AVAILABLE AT REQUEST		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		

PHILA. CODE § F-403.11.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for high-rise buildings. Plans shall be approved by the Fire Department. The fire code official shall inspect high-rise buildings for compliance with this code. The owner, manager or operator of highrise buildings shall obtain the license required by Section F-105.6.3.		
CONDITION IN VIOLATION OBTAIN FIRE SAFETY AND EVACUATION PLANS APPROVED BY THE FIRE DEPARTMENT		
LOCATION 3816-36 CHESTNUT ST - HAMILTON COURT		



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 03/13/2026.

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>.



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: Elijah Ellis Elijah.Ellis@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

پر کال کریں 215-686-8686 **ترجمے کی خدمات کے لیے!** یہ ایک ضروری اطلاع نامہ ہے: **توجہ فرمائیے**

ATTENTION: Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686