



✕ Violation Notice and Order to Correct

L&I File Number: CF-2023-117660



DISTRICT OFFICE

Litigation Support Unit
5th Fl
2401 Walnut St
Philadelphia, PA 19103
215-686-1441
QOLLitigationSupportUnit@phila.gov

PROPERTY IN VIOLATION

3156-60 KENSINGTON AVE, Philadelphia, PA 19134-2421

DATE OF NOTICE

04/17/2026

On 11/23/2023 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 05/21/2026

VIOLATIONS

PHILA. CODE § F-311.2.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.		
CONDITION IN VIOLATION MAINTENANCE OF FIRE PROTECTION SYSTEMS IS REQUIRED - PROVIDE REPORTS FROM CONTRACTORS THAT BUILDING SERVICES ARE STILL FUNCTIONING		
LOCATION PREMISES		



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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 FIRE ALARM SYSTEM MUST BE INSPECTED/TESTED FOR COMPLIANCE - REPORT MUST BE UPLOADED TO ECLISPE SYSTEM BY CONTRACTOR		
LOCATION PREMISES		

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 FIRE SUPPRESSION SYSTEM MUST BE INSPECTED/TESTED FOR COMPLIANCE - REPORT MUST BE UPLOADED TO ECLISPE SYSTEM BY CONTRACTOR		
LOCATION PREMISES		



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VIOLATIONS

PHILA. CODE § 9-3905	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The owner of any structure that lacks the habitual presence of human beings who have a legal right to be on the premises, or at which substantially all lawful business or construction operations or residential occupancy has ceased within the past three (3) months, shall obtain a Vacant Structure License.		
CONDITION IN VIOLATION OBTAIN VACANT PROPERTY LICENSE AS REQUIRED		
LOCATION PREMISES		

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 / REPLACE MISSING FIRE STOP MATERIAL, BROKEN OR DEFECTIVE WALLBOARD AND CEILING TILES FOR LISTED AREAS TO MAINTAIN REQUIRED FIRE RATING		
LOCATION ALL FLOORS - WALLS / CEILING DAMAGED FROM MOVE-OUT		

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 ALL EXIT DOORS TO CLOSE		
LOCATION ALL FLOOR LEVELS AND EXIT STAIRWAYS		



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VIOLATIONS

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 REPLACE MISSING FDC CAPS AND COVERS		
LOCATION EXTERIOR FRONT		

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 FDC SIGN FOR IMMEDIATE IDENTIFICATION FOR FIRE DEPARTMENT USE		
LOCATION EXTERIOR FRONT		



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VIOLATIONS

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 HIGH-RISE LICENSE AS REQUIRED FOR ANNUAL FIRE SAFETY INSPECTION		
LOCATION PREMISES		

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 PROVIDE CURRENT EVACUATION PLAN FOR REVIEW - NOT AVAILABLE AT TIME OF INSPECTION ; PLANS MUST BE UPDATED AND APPROVED BY FIRE DEPARTMENT EVERY 10 YEARS		
LOCATION PREMISES		



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PHILA. CODE § F-705.2.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where required by the fire code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high to read as follows: 1. For doors designed to be kept normally open: FIRE DOOR—DO NOT BLOCK. 2. For doors designed to be kept normally closed: FIRE DOOR—KEEP CLOSED.		
CONDITION IN VIOLATION INSTALL SIGN AT LOCATION LISTED		
LOCATION EXTERIOR REAR EXIT DOORS		

PHILA. CODE § F-311.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Persons owning, or in charge or control of, a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.		
CONDITION IN VIOLATION REMOVE ALL DEBRIS AND COMBUSTIBLE MATERIALS FROM LOCATION LISTED		
LOCATION LOWER LEVEL BASEMENT		

PHILA. CODE § F-315.3.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms or in fire command centers as specified in Section 508.1.5.		
CONDITION IN VIOLATION REMOVE ALL TRASH AND RAGS FROM LOCATION LISTED		
LOCATION 10TH FLR ELEVATOR ROOM		



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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 TRASH AND DEBRIS FROM EXTERIOR AREA AND MAINTAIN AFTERWARDS TO PREVENT FIRE SAFETY HAZARDS		
LOCATION FRONT / REAR		

PHILA. CODE § F-505.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.		
CONDITION IN VIOLATION INSTALL ADDRESS NUMBER FOR IDENTIFICATION		
LOCATION FRONT		



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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 02/04/2024.

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: JAMAL TUCKER Jamal.Tucker@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