

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055375



DISTRICT OFFICE

Property Maintenance Unit
5th Fl
2401 Walnut St
Philadelphia, PA 19103
215-685-0535
PropertyMaintenanceUnit@phila.gov

PROPERTY IN VIOLATION

3201 RYAN AVE, Philadelphia, PA 19136-4399

DATE OF NOTICE

05/21/2026

On 05/20/2026 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 06/24/2026

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 Replace missing Lawful occupancy load sign in rooms where specified in the violation location		
LOCATION Small gym & the auditorium		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055375

VIOLATIONS

PHILA. CODE § F-1203.4.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Records of the inspection, testing and maintenance of emergency and standby power systems shall include the date of service, name of the servicing technician, a summary of conditions noted and a detailed description of any conditions requiring correction and what corrective action was taken. Such records shall be maintained.		
CONDITION IN VIOLATION Have generator inspected and certified by an approved generator contractor also contractor must electronically submit the certification for the generator to the department eclipse portal system in order for it to be valid.		
LOCATION Abraham Lincoln HS. Deisel Generator		

PHILA. CODE § F-5003.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and aboveground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official.		
CONDITION IN VIOLATION Install the required NFPA 704 sign to door where the deisel generator is located with the correct identification number for deisel gas		
LOCATION Abraham Lincoln HS. Deisel Generator Room		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055375

VIOLATIONS

PHILA. CODE § F-607.3.3.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning and maintained.		
CONDITION IN VIOLATION Provide the required documents to the inspector for the cleaning of the kitchen hood system. Records should be kept on-site		
LOCATION High School kitchen		
PHILA. CODE § F-106.8	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Obstruction of aisles, passageways or other means of egress constitutes a violation of this code. Upon finding any obstruction in an aisle, passageway or other means of egress, or upon finding any condition that constitutes a life safety hazard, the fire code official, in addition to any other remedy under this code, is authorized to cause any event or activity to be stopped until such condition or obstruction is corrected.		
CONDITION IN VIOLATION Remove all equipment in the hallways and on the auditorium stage where specified at the violation location.		
LOCATION Hallway between gym & auditorium, preschool hallway and behind the auditorium stage.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055375

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 Provide license and inspection with a current fire alarm certification with no deficiencies on it also must be uploaded by the contractor to the city eclipse portal system in order for it to be valid.		
LOCATION Abraham Lincoln High School		
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 Repair 2nd fire alarm remote annunciator due to being in trouble mode also a fire alarm deficiency from the fire alarm contractor where the annunciator is inside of a white box also replace missing strobe light in daycare newly installed bathroom.		
LOCATION Abraham Lincoln High School and daycare newly installed bathroom		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055375

VIOLATIONS

PHILA. CODE § F-607.3.3.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Hoods, grease-removal devices, fans, ducts and other appurtenances shall be inspected at intervals specified in Table 607.3.3.1 or as approved by the fire code official. Inspections shall be completed by qualified individuals.		
CONDITION IN VIOLATION Provide license & inspection with a current certification for the kitchen hood suppression system also contractor must upload the certification to the city eclipse portal system in order for it to be valid.		
LOCATION Abraham Lincoln Kitchen		
PHILA. CODE § F-905.7	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Cabinets containing fire-fighting equipment, such as standpipes, fire hose, fire extinguishers or fire department valves, shall not be blocked from use or obscured from view.		
CONDITION IN VIOLATION Remove all storage from the stage where it is blocking the fire hose cabinet		
LOCATION Stage area by fire hose cabinets		
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 There shall be no storage of any cleaning equipment in all IDF rooms / closet also no storage of any items in the sprinkler control room and large electrical transformer room		
LOCATION All IDF room / closets, Sprinkler control room, large electrical transformer room		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055375

VIOLATIONS

PHILA. CODE § F-901.4.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Any device that has the physical appearance of life safety or fire protection equipment but that does not perform that life safety or fire protection function shall be prohibited.		
CONDITION IN VIOLATION Remove black tape to sprinkler head at ceiling area near light fixture also remove white tape to sprinkler head at the main entryway ceiling area.		
LOCATION Sprinkler heads at stairwell 2, 1st floor level also sprinkler at main entryway at ceiling		

PHILA. CODE § F-906.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable fire extinguishers shall be installed in all of the following locations: 1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies. 2. Within 30 feet (9144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies. 3. In areas where flammable or combustible liquids are stored, used or dispensed. 4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1. 5. Where required by the sections indicated in Table 906.1. 6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.		
CONDITION IN VIOLATION Replace missing fire extinguisher in computer room # 135, 166, all staff lounges, art room 192 and room # 190 office. Make sure all fire extinguishers have an inspection tag on them.		
LOCATION Computer room # 135, 166, all staff lounges due to multiple microwave ovens and refrigerators plus coffee makers, art room # 192 and room 190 office		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055375

VIOLATIONS

PHILA. CODE § F-315.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.		
CONDITION IN VIOLATION Back stage storage rooms must be used and orderly		
LOCATION Rear stage storage rooms		

PHILA. CODE § F-106.8	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Obstruction of aisles, passageways or other means of egress constitutes a violation of this code. Upon finding any obstruction in an aisle, passageway or other means of egress, or upon finding any condition that constitutes a life safety hazard, the fire code official, in addition to any other remedy under this code, is authorized to cause any event or activity to be stopped until such condition or obstruction is corrected.		
CONDITION IN VIOLATION All storage on stage must be removed and put into provide storage rooms and back stage area.		
LOCATION Stage area		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055375

VIOLATIONS

PHILA. CODE § F-1104.24.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Where access to the roof from the exit stair enclosure is not direct but is available through a room or corridor accessed from the exit stair enclosure, the stairway identification sign shall include the words "Indirect Roof Access." A properly oriented floor diagram shall be provided at the exit stair landing at the floor level that provides the indirect roof access. The floor diagram shall indicate the route to the door, stair or ladder that leads to the roof and be located at approximately eye level near the stairway identification sign. Refer to Appendix O101.2 for diagram.		
CONDITION IN VIOLATION All doors that lead to the roof access steps must have a sign on the door stating roof access for the purpose of the fire department.		
LOCATION Abraham Lincoln High School		

PHILA. CODE § F-106.8	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Obstruction of aisles, passageways or other means of egress constitutes a violation of this code. Upon finding any obstruction in an aisle, passageway or other means of egress, or upon finding any condition that constitutes a life safety hazard, the fire code official, in addition to any other remedy under this code, is authorized to cause any event or activity to be stopped until such condition or obstruction is corrected.		
CONDITION IN VIOLATION These rooms must be cleaned up due to the obstruction of a path leading out to the exit doors		
LOCATION Art room # 192, 191		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055375

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 The following rooms mentioned in the violation location are a fire hazard due to the accumulation of excessive clutter also combustible materials also no aisles in case of an emergency. The following rooms need to be cleaned up from the hazardous conditions.		
LOCATION Room # 190 office, room # 192		

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 Excessive extension cords being used in the art room # 192 and multi plug is being used in room # 190 office is cluttered with paperwork all over. This could become a fire hazard if a fire starts. This needs immediate attention.		
LOCATION Art room # 192, Room 190 office.		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055375

VIOLATIONS

PHILA. CODE § F-313.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fueled equipment including, but not limited to, motorcycles, mopeds, lawn-care equipment, portable generators and portable cooking equipment, shall not be stored, operated or repaired within a building.		
CONDITION IN VIOLATION Remove fueled equipment from inside of the building. Fueled equipment should be stored outside of the school in a shed or a shipping container.		
LOCATION mechanical / boiler room		



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 06/20/2026.

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-2026-055375



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: EMERITO ALVARADO JR. Emerito.Alvarado@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 فرمائیں**

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

