

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055702



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

6501 LIMEKILN PIKE, Philadelphia, PA 19138-3102

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-1004.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space, for the intended configurations. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.		
CONDITION IN VIOLATION PROVIDE CERTIFICATE OF OCCUPANCY		
LOCATION BUILDING 21 (GYM) (CAFETERIA) (AUDITORIUM)		



✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055702

VIOLATIONS

PHILA. CODE § F-403.5	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 Group E occupancies and for buildings containing both a Group E occupancy and an atrium.		
CONDITION IN VIOLATION PROVIDE FIRE SAFETY EVACUATION PLAN.		
LOCATION BUILDING 21		

PHILA. CODE § F-404.2.3.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Lockdown plans shall include the following: 1. Identification of individuals authorized to issue a lockdown order. 2. Security measures used during normal operations, when the building is occupied, that could adversely affect egress or fire department operations. 3. A description of identified emergency and security threats addressed by the plan, including specific lockdown procedures to be implemented for each threat condition. 4. Means and methods of initiating a lockdown plan for each threat, including: 4.1. The means of notifying occupants of a lockdown event, which shall be distinct from the fire alarm signal. 4.2. Identification of each door or other access point that will be secured. 4.3. A description of the means or methods used to secure doors and other access points. 4.4. A description of how locking means and methods are in compliance with the requirements of this code for egress and accessibility. 5. Procedures for reporting to the fire department any lockdown condition affecting egress or fire department operations. 6. Procedures for determining and reporting the presence or absence of occupants to emergency response agencies during a lockdown. 7. Means for providing two-way communication between a central location and each area subject to being secured during a lockdown. 8. Identification of the prearranged signal for terminating the lockdown. 9. Identification of individuals authorized to issue a lockdown termination order. 10. Procedures for unlocking doors and verifying that the means of egress has been returned to normal operations upon termination of the lockdown. 11. Training procedures and frequency of lockdown plan drills.		
CONDITION IN VIOLATION PROVIDE SHELTER-IN-PLACE PLAN		
LOCATION BUILDING 21		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055702

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 PROVIDE CURRENT FIRE DRILL LOG.		
LOCATION BUILDING 21		

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 NFPA 704 SIGN ON GENERATOR.		
LOCATION BUILDING 21 (EXTERIOR)		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055702

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 PROVIDE FLAME RETARDANT CERTIFICATION FOR STAGE CURTAINS.		
LOCATION BUILDING 21 (AUDITORIUM)		
PHILA. CODE § F-904.12.5.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Automatic fire-extinguishing systems shall be serviced not less frequently than every six months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.		
CONDITION IN VIOLATION HAVE KITCHEN HOOD SUPPRESSION SYSTEM CERTIFICATION UPLOADED TO THE ECLIPSE PORTAL BY A LICENSED CONTRACTOR.		
LOCATION BUILDING 21		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055702

VIOLATIONS

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 HAVE FIRE EXTINGUISHER MOUNTED.		
LOCATION BUILDING 21 (ROOM 102) (ROOM 301) (ROOM 307) (ROOM 309) (SCIENCE LAB, BASEMENT)		
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 FIRE EXTINGUISHERS INSPECTED AND TAGGED.		
LOCATION BUILDING 21 (ROOM 102) (ROOM 301) (ROOM 307) (ROOM 309) (SCIENCE LAB, BASEMENT)		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055702

VIOLATIONS

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 INSTALL REQUIRED ABC FIRE EXTINGUISHER.		
LOCATION BUILDING 21 (ROOM 301) (ROOM 307) (ROOM 309)		
PHILA. CODE § F-1031.2	FINE AMOUNT \$1,000.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Required exit accesses, exits and exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency where the building area served by the means of egress is occupied. An exit or exit passageway shall not be used for any purpose that interferes with a means of egress.		
CONDITION IN VIOLATION REMOVE EQUIPMENT BLOCKING EXITS DOORS.		
LOCATION BUILDING 21 (AUDITORIUM, STAGE)		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055702

VIOLATIONS

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 FIRE TOWER DOORS TO SELF-CLOSE AND LATCH.		
LOCATION BUILDING 21 (ALL FLOORS)		

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 EMERGENCY AND STANDBY POWER SYSTEM (GENERATOR) CERTIFICATION UPLOADED TO THE ECLIPSE PORTAL BY A LICENSED CONTRACTOR.		
LOCATION BUILDING 21		

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 REMOVE STORAGE AROUND WATER HEATED.		
LOCATION BUILDING 21 (SCIENCE LAB, BASEMENT)		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-055702

VIOLATIONS

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 REPLACE MISSING CEILING TILE.		
LOCATION BUILDING 21 (SCIENCE LAB, BASEMENT)		



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-2026-055702



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: PERCY RIGGS
percy.j.riggs@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

