

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-058473



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

1530 CHESTNUT ST, Philadelphia, PA 19102-2701

DATE OF NOTICE

05/28/2026

On 05/27/2026 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 07/01/2026

VIOLATIONS

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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-901.7	\$300.00	
PHILA. CODE LANGUAGE "Where a required fire protection system is out of service, the fire department shall be notified immediately in accordance with, and under the conditions specified in Section F-106.5.1. Out of service fire protection systems in vacant buildings shall be subject to the requirements of Section 311. Where required by the fire code official, the building shall either be evacuated, or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires. In the event that the fire watch observes smoke or fire, the fire department shall be notified immediately. The fire department shall be notified upon the return of the system to service. The duties of the fire watch are as follows: 1. An adequate number of fire watch personnel shall be on duty to ensure that all areas of a property are inspected every 30 minutes. In multi-story buildings there shall be at least one fire watch for every five floors. 2. At the beginning of the fire watch, fire watch personnel shall notify occupants of the temporary means by which they will be notified of the need to evacuate. A compressed air horn or other loud sounding device shall be used to alert occupants to evacuate the building in the event of smoke or fire. 3. Fire watch personnel shall be trained in their duties in accordance with Section 406. 4. A log shall be maintained of all fire watch activities."		
CONDITION IN VIOLATION Have trained personnel conduct a fire watch and maintain a record log.		
LOCATION 1530 Chestnut St.		

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VIOLATIONS

PHILA. CODE § F-3308.8	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Coverings placed on or over fire protection devices to protect them from damage during construction processes shall be immediately removed upon the completion of the construction processes in the room or area in which the devices are installed.		
CONDITION IN VIOLATION Remove all orange caps on smoke alarms.		
LOCATION Floors 3-9		

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 licensed contractor service the fire alarm system displaying trouble and bring it back to normal operational status.		
LOCATION Fire Alarm System		

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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 (#3629). License must be renewed annually.		
LOCATION 1530 Chestnut St.		

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 After returning to normal status, have licensed contractor test and certify the fire alarm system in the building, and upload certification paperwork to eCLIPSE.phila.gov. This must be done annually.		
LOCATION Fire Alarm System		

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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 Storage should be neat and orderly. Dispose of all unnecessary combustible storage and debris and maintain it that way.		
LOCATION 9th Floor Mechanical Space		
PHILA. CODE § F-508.1.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage unrelated to operation of the fire command center shall be prohibited.		
CONDITION IN VIOLATION Remove all storage and maintain it that way.		
LOCATION Fire Command Center		
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 Door requires NFPA 704 signage.		
LOCATION Diesel Generator Room		

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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 Door requires functional hardware that allows it to be fully operational.		
LOCATION Basement Door-Residential Side		
PHILA. CODE § F-1104.27	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Stairways in the means of egress shall be free of obstructions. There shall be no storage under the stairways unless the area is enclosed with construction having at least a 1-hour fire-resistance rating.		
CONDITION IN VIOLATION Remove all storage and debris from the stairs and maintain it that way.		
LOCATION 1. Stairwell between 1st Floor and Basement-Residential Side 2. Anywhere as needed		
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 Storage should be neat and orderly. Remove combustible storage and debris.		
LOCATION All Electrical Rooms-Floors 3-8		

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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 licensed contractor service and update tags on all extinguishers.		
LOCATION Floors 3-9		

PHILA. CODE § F-703.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Materials and firestop systems used to protect membrane and through penetrations in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained. The materials and firestop systems shall be securely attached to or bonded to the construction being penetrated with no openings visible through or into the cavity of the construction. Where the system design number is known, the system shall be inspected to the listing criteria and manufacturer's installation instructions.		
CONDITION IN VIOLATION Seal all through penetrations with firestop.		
LOCATION 1. All Electrical Rooms-Floors 3-8 2. Fire Command Center		

PHILA. CODE § F-1013.6.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux).		
CONDITION IN VIOLATION Exit signs must illuminate.		
LOCATION 1. 6th Floor by elevators 2. Anywhere else as needed		

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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 licensed contractor test and certify the emergency & standby power systems in the building, and upload certification paperwork to eCLIPSE.phila.gov.		
LOCATION Emergency & Standby Power Systems		

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 licensed contractor test and certify the sprinkler/standpipe systems in the building, and upload certification paperwork to eCLIPSE.phila.gov. This must be done annually.		
LOCATION Suppression Systems		

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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 All open junction and wire splice boxes require a cover.		
LOCATION 1. Fire Command Center 2. Anywhere else as needed		

PHILA. CODE § F-912.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire hose threads used in connection with sprinkler and standpipe systems shall be approved and shall be compatible with fire department hose threads. Fire department connections shall have a minimum of two 2 1/2-inch (64 mm) internal threaded swivel fittings having National Hose standard threads with caps.		
CONDITION IN VIOLATION Replace missing hose swivels on FDC.		
LOCATION Exterior 16th St.-side		

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 caps		
LOCATION Exterior 16th St.-side		

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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 Replace illegible signage. Signage should indicate type of system and area of building served.		
LOCATION Exterior 16th St.-side		



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 06/27/2026.

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: William Smith William.M.Smith@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