

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-065210



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

1001 BYBERRY RD, Philadelphia, PA 19116-2198

DATE OF NOTICE

06/06/2026

On 06/05/2026 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 07/10/2026

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1104.30	\$300.00	
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		
Install Occupant load sign		
LOCATION		
GYM		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-065210

VIOLATIONS

PHILA. CODE § F-315.3.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.		
CONDITION IN VIOLATION Remove all storage from shelves to create a 24in clearance to the ceiling		
LOCATION Storage room 2nd floor across from room 214 IT/ storage/ staff lounge Room in main office		
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 storage from all equipment rooms		
LOCATION Electrical room in lunchroom Unlabeled room with fire alarm panel		
PHILA. CODE § F-315.3.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Combustible materials shall not be stored in exits or enclosures for stairways and ramps. Combustible materials in the means of egress during construction, demolition, remodeling or alterations shall comply with Section 3311.3.		
CONDITION IN VIOLATION Remove storage from all means of egresses		
LOCATION Main entrance & hallway hallway @ room 214 Exit for stairwell 3 Exit O		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-065210

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 Label Doors		
LOCATION IT/ storage/ staff lounge in main office Room 214 for computers Room with fire alarm panel/ staff lounge		
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 Replace missing covers for junction box's		
LOCATION Storage room 2nd floor across from room 214		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-065210

VIOLATIONS

PHILA. CODE § F-807.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE In Groups A, B, E, I, M and R-1 and in dormitories in Group R-2, curtains, draperies, fabric hangings and other similar combustible decorative materials suspended from walls or ceilings shall comply with Section 807.3 and shall not exceed 10 percent of the specific wall or ceiling area to which such materials are attached. Fixed or movable walls and partitions, paneling, wall pads and crash pads applied structurally or for decoration, acoustical correction, surface insulation or other purposes shall be considered to be interior finish, shall comply with Section 803 and shall not be considered decorative materials or furnishings.		
CONDITION IN VIOLATION Treat curtains		
LOCATION Auditorium stage		
PHILA. CODE § F-907.8.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for inspection, testing and maintenance of such systems. Records of inspection, testing and maintenance shall be maintained.		
CONDITION IN VIOLATION Have a licensed contractor service, test & recertify fire alarm then upload cert to the Phila eclips system		
LOCATION 1001 Byberry Rd Watson Comly Elementary School		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-065210

VIOLATIONS

PHILA. CODE § F-604.5.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Extension cords shall be plugged directly into an approved receptacle, power tap or multiplug adapter and, except for approved multiplug extension cords, shall serve only one portable appliance.		
CONDITION IN VIOLATION Remove power strips		
LOCATION Trailers 2&3		

PHILA. CODE § F-903.2.11.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE An automatic sprinkler system shall be installed in commercial kitchen exhaust hood and duct systems where an automatic sprinkler system is used to comply with Section 904.		
CONDITION IN VIOLATION Have a license contractor service & recertify Ansul system then upload cert to the Phila eclips system		
LOCATION 1001 Byberry Rd Watson Comly elementary School		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-065210

VIOLATIONS

PHILA. CODE § F-404.2.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire evacuation plans shall include the following: 1. Emergency egress or escape routes and whether evacuation of the building is to be complete by selected floors or areas only or with a defend-inplace response. 2. Procedures for employees who must remain to operate critical equipment before evacuating. 3. Procedures for the use of elevators to evacuate the building where occupant evacuation elevators complying with Section 3008 of the International Building Code are provided. 4. Procedures for assisted rescue for persons unable to use the general means of egress unassisted. 5. Procedures for accounting for employees and occupants after evacuation has been completed. 6. Identification and assignment of personnel responsible for rescue or emergency medical aid. 7. The preferred and any alternative means of notifying occupants of a fire or emergency. 8. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization. 9. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan. 10. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.		
CONDITION IN VIOLATION Have emergency planning Binder available		
LOCATION 1001 Byberry Rd Watson Comly Elementary School		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-065210

VIOLATIONS

PHILA. CODE § F-404.2.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire safety plans shall include the following: 1. The procedure for reporting a fire or other emergency. 2. The life safety strategy including the following: 2.1. Procedures for notifying occupants, including areas with a private mode alarm system. 2.2. Procedures for occupants under a defend-inplace response. 2.3. Procedures for evacuating occupants, including those who need evacuation assistance. 3. Site plans indicating the following: 3.1. The occupancy assembly point. 3.2. The locations of fire hydrants. 3.3. The normal routes of fire department vehicle access. 4. Floor plans identifying the locations of the following: 4.1. Exits. 4.2. Primary evacuation routes. 4.3. Secondary evacuation routes. 4.4. Accessible egress routes. 4.4.1. Areas of refuge. 4.4.2. Exterior areas for assisted rescue. 4.5. Refuge areas associated with smoke barriers and horizontal exits. 4.6. Manual fire alarm boxes. 4.7. Portable fire extinguishers. 4.8. Occupant-use hose stations. 4.9. Fire alarm annunciators and controls. 5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures. 6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires. 7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.		
CONDITION IN VIOLATION Have emergency planning Binder available		
LOCATION 1001 Byberry Rd Watson Comly Elementary School		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-065210

VIOLATIONS

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 Have emergency planning Binder available		
LOCATION 1001 Byberry Rd Watson Comly Elementary School		

PHILA. CODE § PM15-304.12	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.		
CONDITION IN VIOLATION Secure handrail/ guardrail		
LOCATION To trailers 3&4		

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-065210



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 07/06/2026.

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: Mike Brown
Mike.A.Brown@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