



Violation Notice and Order to Correct

L&I File Number: CF-2025-093488

RESPONSIBLE PARTY

Park Bradford Apartments LP c/o Lindy Property Manage
207 Leedom St
Jenkintown, Pennsylvania 19046

V1



DISTRICT OFFICE

Fire Safety South District
3RD FLR
667 N Broad St
Philadelphia, PA 19123
215-685-3917

PROPERTY IN VIOLATION

3800 GATEWAY DR, Philadelphia, PA 19145-5936

DATE OF NOTICE

09/05/2025

On 08/29/2025 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 10/09/2025

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-901.6.4	\$300.00	
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 fire alarm system in the building, and upload certification paperwork to eCLIPSE.phila.gov. This must be done annually.		
LOCATION		
The Canterbury		



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L&I File Number: CF-2025-093488

VIOLATIONS

PHILA. CODE §

F-1010.1.3

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5 pounds (22 N). These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15-pound (67 N) force. The door shall be set in motion when subjected to a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a 15-pound (67 N) force.

CONDITION IN VIOLATION

Hallway exit access door is difficult to open.

LOCATION

1. By Unit C006
2. By Unit C215

PHILA. CODE §

F-1104.28.1

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Exit doors shall maintain the fire-resistance rating required by the building code in effect at the time of construction, but at a minimum shall have a fire-resistance rating of one hour. Where a door is replaced in an existing exit enclosure, the replacement door shall be a labeled fire door with a fire-resistance rating of at least one hour. Existing door frames shall be maintained in good repair with no gaps between the door and the door frame exceeding 1/2 inches (16 mm).

CONDITION IN VIOLATION

All fire tower & hallway exit access doors must be fire-rated.

LOCATION

All floors



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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

Repair hole in the wall.

LOCATION

2nd Floor laundry room

PHILA. CODE §

PM15-309.4

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for extermination.

CONDITION IN VIOLATION

Have exterminator treat the common areas in the building.

LOCATION

The Canterbury



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L&I File Number: CF-2025-093488

VIOLATIONS

PHILA. CODE §

F-1031.6

FINE AMOUNT

\$1,000.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Means of egress doors shall be maintained in such a manner as to be distinguishable from the adjacent construction and finishes such that the doors are easily recognizable as doors. Furnishings, decorations or other objects shall not be placed so as to obstruct exits, access thereto, egress therefrom, or visibility thereof. Hangings and draperies shall not be placed over exit doors or otherwise be located to conceal or obstruct an exit. Mirrors shall not be placed on exit doors. Mirrors shall not be placed in or adjacent to any exit in such a manner as to confuse the direction of exit.

CONDITION IN VIOLATION

Remove all carpeting in the fire towers.

LOCATION

All floors of all fire towers

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 storage.

LOCATION

Boiler Room

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

All fire tower & exit access doors must latch all the way closed.

LOCATION


All fire tower and exit access doors





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L&I File Number: CF-2025-093488

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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-901.6	\$300.00	
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/replace the damaged/missing smoke alarms.		
LOCATION 1. Boiler Room 2. Maintenance Shop rear 3. Above hallway exit access door near C103		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1104.31	\$300.00	
PHILA. CODE LANGUAGE Swinging doors in Group A or E occupancies with an occupant load of 50 or more and Group H occupancies of any number shall be provided with panic hardware on the egress side of the door.		
CONDITION IN VIOLATION Remediate loose pushbar.		
LOCATION Fire tower door next to Unit C215		


PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-2311.2.3.2	\$300.00	
PHILA. CODE LANGUAGE Self-closing metal cans shall be used for oily waste.		
CONDITION IN VIOLATION Obtain a self-closing metal can for the safe disposal of oily rags.		
LOCATION Elevator Mechanical Room		





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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1104.17	\$300.00	
PHILA. CODE LANGUAGE Corridors serving an occupant load greater than 30 and the openings therein shall provide an effective barrier to resist the movement of smoke. Transoms, louvers, doors and other openings shall be kept closed or be selfclosing. In Group I-2, corridors in areas housing patient sleeping or care rooms shall comply with Section 1105.5.		
CONDITION IN VIOLATION Replace missing fire-rated doors.		
LOCATION Laundry Room all floors		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-704.2	\$300.00	
PHILA. CODE LANGUAGE Where openings are required to be protected, opening protectives shall be maintained selfclosing or automatic-closing by smoke detection. Existing fusible-link-type automatic door-closing devices are permitted if the fusible link rating does not exceed 135°F (57°C).		
CONDITION IN VIOLATION Replace door with a fire-rated one. Current door is compromised with louvers.		
LOCATION Elevator Mechanical Room		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1104.26	\$300.00	
PHILA. CODE LANGUAGE Doors in the means of egress shall be readily openable from the egress side without the use of a key or special knowledge or effort. Surface-mounted manual slide bolt locks are not permitted.		
CONDITION IN VIOLATION All padlocks and latches must be removed.		
LOCATION Roof door		



✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-093488

VIOLATIONS

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, receptacles, and switches require a cover.

LOCATION

1. Boiler Room on ceiling
2. Maintenance Shop near electrical room door
3. Electrical Room/hallway
4. Anywhere else as needed

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 any trash & rubbish and unnecessary storage.

LOCATION

Room at the end of the electrical corridor behind maintenance shop

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

Gas equipment cannot be stored indoors.

LOCATION


Maintenance Shop




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L&I File Number: CF-2025-093488

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PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-906.2	\$300.00	
PHILA. CODE LANGUAGE		
Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.		
CONDITION IN VIOLATION		
Update expired extinguisher tags.		
LOCATION		
Maintenance shop		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1105.5.4.2.4	\$300.00	
PHILA. CODE LANGUAGE		
Where self- or automatic-closing doors are required, closers shall be maintained in operational condition.		
CONDITION IN VIOLATION		
Repair/replace damaged closer on hallway exit access door.		
LOCATION		
By Unit C103		



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 10/05/2025.

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

توجہ فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمے کی خدمات کے لیے 215-686-8686 پر کال کریں

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