

Violation Notice and Order to Correct

L&I File Number: CF-2025-093356

RESPONSIBLE PARTY

Park Bradford Apartments LP
309 York Rd
Ste 211
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

3700 GATEWAY DR, Philadelphia, PA 19145-5904

DATE OF NOTICE

09/06/2025

On 09/02/2025 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 10/10/2025

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		
After restoring 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		
The Buckingham		

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VIOLATIONS

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

1. Have licensed contractor service the fire alarm system in trouble status and bring it back to normal operational status.
2. Remove all obstructions covering smoke alarms such as tape and newspaper that could interfere with smoke alarm efficiency.

LOCATION

The Buckingham

PHILA. CODE §

F-903.5

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Sprinkler systems shall be tested and maintained in accordance with Section 901.

CONDITION IN VIOLATION

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

LOCATION

The Buckingham

PHILA. CODE §

F-1103.4.9.3

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Chutes shall be equipped with an approved automatic sprinkler system in accordance with Section 903.2.11.2.

CONDITION IN VIOLATION

Install a sprinkler system in the trash chute.


LOCATION


Trash chute


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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
A-301.1/27	\$300.00	
PHILA. CODE LANGUAGE A building permit is required for the installation of a fire suppression system.		
CONDITION IN VIOLATION Obtain fire suppression permit to install sprinkler system in trash chute.		
LOCATION The Buckingham		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
PM15-309.4	\$300.00	
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 Buckingham		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-912.4	\$300.00	
PHILA. CODE LANGUAGE Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.		
CONDITION IN VIOLATION Clear out the debris inside of the FDC then secure the cap back on.		
LOCATION Front exterior		



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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-1104.17

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



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

1. Replace all missing laundry room doors with fire-rated doors.
2. Replace all storage/utility room doors with fire-rated doors.
3. Replace the water heater room door with a fire-rated door.

LOCATION


All floors




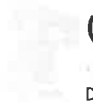
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VIOLATIONS

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		
1 Elevator mechanical room needs a new fire-rated door.		
2. Entire trash chute assembly is pulling away from the wall.		
LOCATION		
1. Elevator Mechanical Room		
2. 2nd Floor Trash Room		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-315.3	\$300.00	
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		
All storage in storage rooms should be neat and orderly. Dispose of any rubbish and debris.		
LOCATION		
All floors		



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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

All storage, mechanical, and utility rooms require official signage.

LOCATION

All floors

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

All horizontal and vertical through-penetrations must be sealed.

LOCATION

1. All storage/utility and electrical rooms
2. All trash chute rooms
3. Water heater room

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VIOLATIONS

PHILA. CODE §

F-1008.2

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied.

CONDITION IN VIOLATION

Repair the unlit light inside the exit access corridor, and anywhere else in the building as needed.

LOCATION

By Unit B515

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

1. All open junction and wire splice boxes require a cover.
2. All open breaker boxes require a cover.


LOCATION


1. Main trash room and water heater room
2. All electrical rooms


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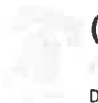
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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1104.8	\$300.00	
PHILA. CODE LANGUAGE The opening force for interior side-swinging doors without closers shall not exceed a 5-pound (22 N) force. The opening 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 side-swinging, sliding and folding doors, the door latch shall release when subjected to a force of not more than 15 pounds (66 N). The door shall be set in motion when subjected to a force not exceeding 30 pounds (133 N). The door shall swing to a fullopen position when subjected to a force of not more than 50 pounds (222 N). Forces shall be applied to the latch side.		
CONDITION IN VIOLATION Hallway exit access door is difficult to open.		
LOCATION By Unit B602		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-304.1	\$300.00	
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 Remove the heavy lint accumulation behind all dryers.		
LOCATION All laundry rooms		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1104.28	\$300.00	
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 and hallway exit access doors must latch fully closed.		
LOCATION All floors		





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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-701.2	\$300.00	
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 the holes in the walls and ceilings, and anywhere else as needed.		
LOCATION		
All trash rooms		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-906.7	\$300.00	
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		
All extinguishers on the floor must be mounted, and anywhere else in the building.		
LOCATION		
Water heater room		

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		
All extinguishers in the building must have up to date tags.		
LOCATION		
The Buckingham		



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VIOLATIONS

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, trash and rubbish from all mechanical and electrical rooms and maintain it that way.

LOCATION

All floors

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

Replace compromised door assembly with new fire-rated door assembly.

LOCATION

Water heater room rear exit door

PHILA. CODE §

F-2311.2.3.2

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



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-1010.1.9.5	\$300.00	
PHILA. CODE LANGUAGE		
Manually operated flush bolts or surface bolts are not permitted.		
CONDITION IN VIOLATION		
Slide bolts cannot be on exit doors.		
LOCATION		
All floors		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1013.1	\$300.00	
PHILA. CODE LANGUAGE		
Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign.		
CONDITION IN VIOLATION		
Install illuminated exit sign above new rear fire-rated exit door.		
LOCATION		
Water heater room		

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 by Unit B315		



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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 10/06/2025.

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