



Final Violation Notice

L&I File Number: CF-2025-092923

RESPONSIBLE PARTY

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

V3



DISTRICT OFFICE

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

PROPERTY IN VIOLATION

3600 GATEWAY DR, Philadelphia, PA 19145-5903


DATE OF NOTICE


10/28/2025

On 08/29/2025 the Department of Licenses and Inspections issued to you a Violation Notice and Order to Correct under the above file number. That Notice and Order gave you until 10/09/2025 to correct all conditions cited and notify the Department of Licenses and Inspections of such correction.

On 10/27/2025 the Department of Licenses and Inspection re-inspected/investigated the property in violation to determine whether you had corrected the cited violations. The inspection found that not all violations were corrected. The property remains in violation due to the violations/conditions indicated below.

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 Abbey		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1103.4.9.3	\$300.00	
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 §

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

A new sign is required above the FDC indicating the type of system and area of the building it covers.

LOCATION

Front exterior

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

Replace damaged smoke alarm on the hallway ceiling.

LOCATION

5th Floor

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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-604.6	\$300.00	
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 receptacles, switches, open junction & wire splice boxes require a cover.		
LOCATION 1. Electrical room next to A117 2. Water heater room 3. Main trash room 4. Anywhere else as needed		
PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-604.4	\$300.00	
PHILA. CODE LANGUAGE Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with NFPA 70 shall be prohibited.		
CONDITION IN VIOLATION Power strips cannot be used in a permanent capacity.		
LOCATION Main trash room		
PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-315.3.3	\$300.00	
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		



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VIOLATIONS

PHILA. CODE §

F-704.2

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



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. Trash chute doors must self-close all the way shut.
2. Replace all missing trash room doors with fire-rated doors.
3. Elevator mechanical room needs a new fire-rated door.

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-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

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 broken door assembly with new fire-rated door assembly.

LOCATION

Water heater room rear exit door



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VIOLATIONS

PHILA. CODE §

F-1013.1

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



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 §

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

PHILA. CODE §

F-407.2

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Safety Data Sheets (SDS) for all hazardous materials shall be either readily available on the premises as a paper copy, or where approved, shall be permitted to be readily retrievable by electronic access.

CONDITION IN VIOLATION

Obtain MSDS binder for the premises.

LOCATION

3600 Gateway Dr.



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VIOLATIONS

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 FDC caps.

LOCATION

Front exterior

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

1. All storage in storage rooms should be neat and orderly. Dispose of any rubbish and debris.
2. Too many 5 gallon buckets of paint stored in room. Needs to be removed.

LOCATION

1. All floors
2. Room next to A104

PHILA. CODE §

F-1105.5.4.2.4

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Where self- or automatic-closing doors are required, closers shall be maintained in operational condition.

CONDITION IN VIOLATION

All existing and newly installed fire-rated doors require self-closing hardware.

LOCATION

All floors

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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

Mount the extinguisher on the floor to the wall in a conspicuous area in the space.

LOCATION

Elevator Mechanical Room

PHILA. CODE §

F-1010.1.9.5

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



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 §

F-906.6

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Portable fire extinguishers shall not be ~~obstructed~~ or ~~obscured from view~~. In rooms or ~~areas~~ in which visual obstruction ~~cannot~~ be ~~completely avoided~~, means shall be provided to indicate the locations of extinguishers.

CONDITION IN VIOLATION

Fire extinguisher is obscured behind door. Move to a more conspicuous location.

LOCATION

Electrical room next to A117



Quality of Life

CITY OF PHILADELPHIA

Department of Licenses & Inspections

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If the time for compliance stated above has passed and was not extended due to the filing of an appeal then the penalties stated in the Violation Notice and Order to correct, including but not limited to inspection fees and fines, will begin to accrue as of the date of this notice.

The City of Philadelphia will bill you for any fines, fees, or costs. Failure to pay these bills timely will result in additional amounts including but not limited to interest and the costs of collection by the City.

These amounts and/or additional penalties will continue to accrue until the Department removes the designation of in violation. You are responsible to notify the Department once the violations are corrected, although the Department may periodically reinspect even if not contacted.



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