

# ✕ Final Violation Notice

**L&I File Number:** CF-2025-093488

**RESPONSIBLE PARTY**

Park Bradford Apartments LP  
309 York Rd  
Ste 211  
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**

3800 GATEWAY DR, Philadelphia, PA 19145-5936

**DATE OF NOTICE**

10/29/2025

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 10/28/2025 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
PM15-309.4	\$300.00	
<b>PHILA. CODE LANGUAGE</b>		
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.		
<b>CONDITION IN VIOLATION</b>		
Have exterminator treat the common areas in the building.		
<b>LOCATION</b>		
The Canterbury		



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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

Replace missing fire-rated doors.

### LOCATION

Laundry Room all floors

### 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

### 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

Update expired extinguisher tags.

### LOCATION

Maintenance shop



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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](http://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](mailto: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