

✕ Violation Notice and Order to Correct

L&I File Number: CF-2025-123036

RESPONSIBLE PARTY

York House South (Management)
5325 Old York RD
Philadelphia , Pennsylvania 19141

V1



DISTRICT OFFICE

PROPERTY IN VIOLATION

5325 OLD YORK RD, Philadelphia, PA 19141-2912

DATE OF NOTICE

11/13/2025

On 11/12/2025 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 12/17/2025

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-912.7	\$300.00	
PHILA. CODE LANGUAGE		
Fire department connections shall be periodically inspected, tested and maintained in accordance with NFPA 25. Records of inspection, testing and maintenance shall be maintained.		
CONDITION IN VIOLATION		
Replace missing caps to the fire department connections at the front of the building also at the roof.		
LOCATION		
5325 Old York Rd. FRont of building		

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VIOLATIONS

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

Provide license & inspection with a current and clear sprinkler certification for the building with no deficiencies also must be uploaded by the contractor to the city eclipse portal system in order for it to be valid.

LOCATION

5325 Old York Rd.

PHILA. CODE §

F-1104.3

FINE AMOUNT

\$300.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.

CONDITION IN VIOLATION

Repair or replace non illuminated exit signs where specified. North stairwell top floor, electrical transformer room, by water heater room & kitchen area.

LOCATION

5325 Old York Rd.

PHILA. CODE §

F-1031.10.1

FINE AMOUNT

\$1,000.00

SCAN QR CODE FOR HOW TO RESOLVE



PHILA. CODE LANGUAGE

Emergency lighting equipment shall be tested monthly for a duration of not less than 30 seconds. The test shall be performed manually or by an automated self-testing and self-diagnostic routine. Where testing is performed by self-testing and self-diagnostics, a visual inspection of the emergency lighting equipment shall be conducted monthly to identify any equipment displaying a trouble indicator or that has become damaged or otherwise impaired.

CONDITION IN VIOLATION


Repair or replace non operable emergency lights where specified. Rood elevator room, electrical transformer room, by water heater room & kitchen area.


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VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1103.8	\$300.00	
PHILA. CODE LANGUAGE Single- and multiple-station (single-station wired together to enable all to sound an alarm when one activates) smoke alarms shall be installed in existing Group R occupancies in accordance with Sections F-1103.8.1 through F-1103.8.3.		
CONDITION IN VIOLATION Rehang electronic smoke detectors where specified. Kitchen area & basement common hallway area		
LOCATION 5325 Old York Rd.		

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-912.5	\$300.00	
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 Replace missing sign to the rood fire department connects		
LOCATION 5325 Old York Rd.		



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).



Quality of Life

CITY OF PHILADELPHIA

Department of Licenses & Inspections

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YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 12/13/2025.

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: EMERITO ALVARADO JR. Emerito.Alvarado@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