



CITY OF PHILADELPHIA  
DEPARTMENT OF  
LICENSES AND  
INSPECTIONS

Operations Division, East District  
Rising Sun Ave & Benner St, 2nd Floor  
Philadelphia, PA 19111  
Office: 215-685-0535  
Email : OperationsEast@phila.gov

**INITIAL NOTICE OF VIOLATION AND ORDER**

L&I Case Number: 560154

IRINEO ARGENTINA PEREZ  
6282 KINDRED ST  
PHILADELPHIA PA 19149

Date of Notice: 10/20/2016

**Property In Violation: 1916 CLARENCE ST**

Dear Sir/Madam,

On 10/17/2016 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 10/31/2016 to determine compliance with this order.

If you have any questions regarding this notice please contact Inspector Kendall Cooper (Kendall.Cooper@phila.gov) or the District Office noted above.

**YOU ARE ORDERED TO CORRECT THE FOLLOWING VIOLATIONS PRIOR TO THE NEXT  
REINSPECTION DATE INCLUDED ON THIS NOTICE**

**VIOLATIONS:**

**Location: no heat  
repair or replace heater**

**DWELLINGS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM  
TEMPERATURE OF 68°F (20°C) IN ALL HABITABLE ROOMS, BATHROOMS AND TOILET ROOMS.  
COOKING APPLIANCES SHALL NOT BE USED TO PROVIDE SPACE HEATING TO MEET THE  
REQUIREMENTS OF THIS SECTION. PM-602.2**

**Location: repair heater**

**RIGHT TO APPEAL**

You have the right to appeal these violations within thirty (30) days of the Date of this Notice or five (5) days for Unsafe or Imminently Dangerous violations. Appeals must be submitted in writing on approved forms to the Boards Administration Unit 11th floor Municipal Services Building 1401 John F Kennedy Blvd Philadelphia PA 19102. The appeal form can be downloaded from the L&I website at [www.phila.gov/li](http://www.phila.gov/li). If you have any questions call (215) 686-2427.



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**L&I Case Number: 560154**

PLEASE NOTE: TO APPEAL FIRE CODE VIOLATIONS ONLY, designated by an "F" prefix, you will need to file a FIRE CODE VIOLATION APPEAL with the Board of Safety and Fire Prevention.

The appeal form and directions can be downloaded from the Fire Department website by going to [www.phila.gov/fire](http://www.phila.gov/fire) and clicking on FORMS.

**PENALTIES AND FEES**

Fines shall be imposed from the date of this notice and shall be assessed in the amount of \$150 to \$2000 per violation each and every day the violation remains uncorrected.

Your failure to correct the violations may result in the revocation or suspension of certain licenses and permits. Your failure to correct the violations may also result in the City filing a legal action against you to obtain compliance, an injunction, and the imposition of fees and fines.

Failure to comply with the terms of this Notice will result in an automatic assessment of reinspection fees in accordance with Chapter 9 of the Philadelphia Code. \$75 will be imposed on the second failed reinspection doubling with each subsequent failure up to a \$300 fee per reinspection.

Report Date 11/02/2017 04:57 PM

Submitted By

Page 1

Case # 560154

Case Information

Stages

Associated Information

	Date / Time	By
Processed		
Resolved	12/16/2016 07:14	204662
Expires	12/16/2016 07:14	204662

Case Group			<input checked="" type="checkbox"/> Auto Reviews
Priority	HCEU	CE-HOUSING CODE ENFORCEMENT	Bill Group
Resolution Code	H	HAZARD	
Source	CMPY	COMPLIED	
Name	S&O	SERVICES & OPERATIONS	

Applications Affected

☐ Building Application ☐ Project Application ☐ Use Application ☐ License Application ☐ Case

Description of Case

no heat

Project # Size/Area	Project/Phase Name Size Description	Phase #
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Customer Service Service #	Problem	Resolution Code	Resolved Date
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695528	NH	CMPY	12/16/2016
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Property/Site Information

Address 01916 CLARENCE ST 0000000  
PHILADELPHIA PA 19134-2017

Location

Owner/Tenant

Contact ID AC4400790	Name IRINEO ARGENTINA PEREZ	Organization	<input type="checkbox"/> Foreign
Mailing Address 6282 KINDRED ST		State/Province	
City PHILADELPHIA PA		Country U.S.A.	
ZIP/PC 19149		Evening Phone	
Day Phone		Mobile #	
Fax			

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

No Parcels are linked to this Application

Applicants/Contacts

1401 JFK Blvd  
Philadelphia, PA 19102

CD ENFORCE Case

Report Date 11/02/2017 04:57 PM

Submitted By

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### Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC4400790 ☐ Foreign  
Effective Name IRINEO ARGENTINA PEREZ  
Day Phone Eve Phone Address 6282 KINDRED ST  
Pager PIN # PHILADELPHIA PA  
Fax Mobile 19149 U.S.A.  
E-Mail  
Organization Position Profession  
Comments  
No Comments

### Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
Check Inspections	Inspections Successful
3366510 HCEU INSP #1 CE-HOUSING CODE ENFORCE INSP	Failed
3366524 HCEU INSP #2 CE-HOUSING CODE ENFORCE INSP	Failed
3399376 HCEU INSP #3 CE-HOUSING CODE ENFORCE INSP	Passed
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 420407	
Case # 582624	

Fees	Status	Paid Date	Amount
CE REINSPECTION FEE	U		0.00
Total Unpaid	0.00	Total Paid	0.00

Inspections	Insp #	Insp Type	#	Ord/Grp	Assigned To	Call	Scheduled
Preference	Inspected By	Comments					
3366510	HCEU INSP	1	0	204662	10/11/2016 00:00 SR311	10/12/2016 00:00	204662
	204662						
3366524	HCEU INSP	2	0	204662		10/31/2016 10:16	204662
	204662						
3399376	HCEU INSP	3	0	204662		11/23/2016 09:20	204662
	204662						

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					

There are no Review Activities for this Report

### Activity Review Details

No Activity Review Details

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions



Report Date 11/02/2017 04:57 PM

Submitted By

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Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
Comments					
NOVRPT	RPT-48 NOTICE OF VIOLATION SINGLE RPT SUCCESSFUL 12/15/16 10:38AM Notified: OWNER- ID:AC4400790 INSP#:1 LNAME:IRINEO ARG...	REPORT WRITE	12/15/2016 10:38	12/15/2016 10:38	0.00
NOVRPT	RPT-48 NOTICE OF VIOLATION SINGLE RPT SUCCESSFUL 12/15/16 10:38AM Notified: OWNER- ID:AC4400790 INSP#:2 LNAME:IRINEO ARG...	REPORT WRITE	12/15/2016 10:38	12/15/2016 10:38	0.00
NOVRPT	RPT-48 NOTICE OF VIOLATION BATCH LTR SENT 11/21/16 12:31AM Insp:3366524 Notified: OWNER- ID:AC4400790 Name:IRINEO ARGENTINA PEREZ...	REPORT WRITE	11/21/2016 00:31	11/21/2016 00:31	0.00
NOVRPT	RPT-48 NOTICE OF VIOLATION BATCH LTR SENT 10/20/16 12:31AM Insp:3366510 Notified: OWNER- ID:AC4400790 Name:IRINEO ARGENTINA PEREZ...	REPORT WRITE	10/20/2016 00:31	10/20/2016 00:31	0.00
NOV	NOTICE OF VIOLATION	204662	10/17/2016 10:16		10.00

Report Date 11/02/2017 04:58 PM

Submitted By

Page 1

Inspection # 3399376 A/P # 560154 Insp Type HCEU INSPCE-HOUSING CODE ENFORCE INSP # 3

Property Information

Address 01916 CLARENCE ST 0000000  
PHILADELPHIA PA 19134-2017  
Location

Application Information

Type CD ENFORCE CODE ENFORCEMENT UNITS Priority H A/P Name  
Desc of Case no heat

Initial Inspection

Call Date/Time Schedule Date/Time 11/23/2016 09:20  
☐ System Generated Order/Group 0 Assigned To 204662 Preference  
☐ Waived Location

Inspection Results

Inspected By 204662 Same Trip as Insp # 0  
Start Date/Time 12/14/2016 07:13 Odometer Start 0  
Completed Date/Time 12/14/2016 07:13 Odometer Stop 0  
☐ Partial Inspection Status Passed

Comments

No Comments

Code Violations

Violation PM15-109.1 Description UNFIT STRUCTURE  
Violation Date 10/17/2016 Status COMPLIED Status Date 12/14/2016  
Location no heat  
Comments repair or replace heater  
Code Violation Text The Department has deemed the structure referenced in this order Unfit. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. The owner shall be prohibited from admitting any new tenants to any tenant space within such dwelling for the duration of such unfit designation PM-109

Violation PM15-602.2 Description MECH AND ELEC - HEATING RESID  
Violation Date 10/17/2016 Status COMPLIED Status Date 12/14/2016  
Location repair heater  
Comments  
Code Violation Text DWELLINGS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68°F (20°C) IN ALL HABITABLE ROOMS, BATHROOMS AND TOILET ROOMS. COOKING APPLIANCES SHALL NOT BE USED TO PROVIDE SPACE HEATING TO MEET THE REQUIREMENTS OF THIS SECTION. PM-602.2

History

Inspection # 3399376 Inspection Type HCEU INSP CE-HOUSING CODE ENFORCE INSP # 3 Status Passed ☐ Waived  
Inspected By 204662 Order/Group 0 Scheduled 11/23/2016 09:20 Started 12/14/2016 07:13 Completed 12/14/2016 07:13  
Location  
Comments

Inspection # 3366510 Inspection Type HCEU INSP CE-HOUSING CODE ENFORCE INSP # 1 Status Failed ☐ Waived  
Inspected By 204662 Order/Group 0 Scheduled 10/12/2016 00:00 Started 10/17/2016 10:08 Completed 10/17/2016 10:09  
Location  
Comments



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**FINAL WARNING**

IRINEO ARGENTINA PEREZ  
6282 KINDRED ST  
PHILADELPHIA PA 19149

L&I Case Number: 560154

Date of Notice: 11/21/2016

**Property In Violation: 1916 CLARENCE ST**

Dear Sir/Madam,

On 11/16/2016 the Department of Licenses and Inspections conducted a re-inspection of the above property and found that it remains in violation of the Philadelphia Code. The results are included in the violation section below. Your failure to correct the violations noted in this, and previous notices, requires the Department to pursue additional enforcement action against you as provided by law.

This is your final notice, if you have any questions regarding this matter please contact Inspector Kendall Cooper (Kendall.Cooper@phila.gov) or the District Office noted above.

**VIOLATIONS:**

**Location: no heat  
repair or replace heater**

DWELLINGS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68°F (20°C) IN ALL HABITABLE ROOMS, BATHROOMS AND TOILET ROOMS. COOKING APPLIANCES SHALL NOT BE USED TO PROVIDE SPACE HEATING TO MEET THE REQUIREMENTS OF THIS SECTION. PM-602.2

**Location: repair heater**

**PENALTIES AND FEES**

Fines shall be imposed from 10/20/2016 and shall be assessed in the amount of \$150 to \$2000 per violation each and every day the violation remains uncorrected.



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**FINAL WARNING**

**L&I Case Number: 560154**

Your failure to correct the violations may result in the revocation or suspension of certain licenses and permits. Your failure to correct the violations may also result in the City filing a legal action against you to obtain compliance, an injunction, and the imposition of fees and fines.

Failure to comply with the terms of this Notice will result in an automatic assessment of reinspection fees in accordance with Chapter 9 of the Philadelphia Code. \$75 will be imposed on the second failed reinspection doubling with each subsequent failure up to a \$300 fee per reinspection.





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**INITIAL NOTICE OF VIOLATION AND ORDER**

L&I Case Number: 568463

Date of Notice: 01/04/2017

IRINEO ARGENTINA PEREZ  
6282 KINDRED ST  
PHILADELPHIA PA 19149

**Property In Violation: 1916 CLARENCE ST**

Dear Sir/Madam,

On 12/30/2016 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 01/09/2017 to determine compliance with this order.

If you have any questions regarding this notice please contact Inspector Kendall Cooper (Kendall.Cooper@phila.gov) or the District Office noted above.

**YOU ARE ORDERED TO CORRECT THE FOLLOWING VIOLATIONS PRIOR TO THE NEXT  
REINSPECTION DATE INCLUDED ON THIS NOTICE**

**VIOLATIONS:**

**Location: no heat  
repair or replace heater**

DWELLINGS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68°F (20°C) IN ALL HABITABLE ROOMS, BATHROOMS AND TOILET ROOMS. COOKING APPLIANCES SHALL NOT BE USED TO PROVIDE SPACE HEATING TO MEET THE REQUIREMENTS OF THIS SECTION. PM-602.2

**Location: BUILDING  
REPAIR OR REPLACE HEATER**

**RIGHT TO APPEAL**

You have the right to appeal these violations within thirty (30) days of the Date of this Notice or five (5) days for Unsafe or Imminently Dangerous violations. Appeals must be submitted in writing on approved forms to the Boards Administration Unit 11th floor Municipal Services Building 1401 John F Kennedy Blvd Philadelphia PA 19102. The appeal form can be downloaded from the L&I website at [www.phila.gov/li](http://www.phila.gov/li). If you have any questions call (215) 686-2427.



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Philadelphia, PA 19111  
Office: 215-685-0535  
Email : OperationsEast@phila.gov

**INITIAL NOTICE OF VIOLATION AND ORDER**

**L&I Case Number: 568463**

PLEASE NOTE: TO APPEAL FIRE CODE VIOLATIONS ONLY, designated by an "F" prefix, you will need to file a FIRE CODE VIOLATION APPEAL with the Board of Safety and Fire Prevention.

The appeal form and directions can be downloaded from the Fire Department website by going to [www.phila.gov/fire](http://www.phila.gov/fire) and clicking on FORMS.

**PENALTIES AND FEES**

Fines shall be imposed from the date of this notice and shall be assessed in the amount of \$150 to \$2000 per violation each and every day the violation remains uncorrected.

Your failure to correct the violations may result in the revocation or suspension of certain licenses and permits. Your failure to correct the violations may also result in the City filing a legal action against you to obtain compliance, an injunction, and the imposition of fees and fines.

Failure to comply with the terms of this Notice will result in an automatic assessment of reinspection fees in accordance with Chapter 9 of the Philadelphia Code. \$75 will be imposed on the second failed reinspection doubling with each subsequent failure up to a \$300 fee per reinspection.

## Department of Licenses &amp; Inspections

1401 JFK Blvd  
Philadelphia, PA 19102

## Case Inspection Detail

Report Date 11/29/2017 12:22 PM

Submitted By

Page 1

Inspection # 3439571 A/P # 568463 Insp Type HCEU INSPCE-HOUSING CODE ENFORCE INSP

# 2

## Property Information

Address 01916 CLARENCE ST 0000000  
PHILADELPHIA PA 19134-2017

Location

## Application Information

Type CD ENFORCE CODE ENFORCEMENT UNITS

Priority H

A/P Name

Desc of Case no heat

## Initial Inspection

Call Date/Time

Schedule Date/Time 01/09/2017 09:42

☐ Waived

Location

☐ System Generated

Order/Group 0

Assigned To 204662

Preference

## Inspection Results

Inspected By 204662

Start Date/Time 01/13/2017 07:35

Completed Date/Time 01/13/2017 07:36

Same Trip as Insp # 0

Odometer Start 0

Odometer Stop 0

☐ Partial Inspection

Status Passed

## Comments

No Comments

## Code Violations

Violation PM15-109.1 Description UNFIT STRUCTURE

Violation Date 12/30/2016 Status COMPLIED Status Date 01/13/2017

Location no heat

Comments repair or replace heater

Code Violation Text The Department has deemed the structure referenced in this order Unfit. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. The owner shall be prohibited from admitting any new tenants to any tenant space within such dwelling for the duration of such unfit designation PM-109

Violation PM15-602.2 Description MECH AND ELEC - HEATING RESID

Violation Date 12/30/2016 Status COMPLIED Status Date 01/13/2017

Location BUILDING

Comments REPAIR OR REPLACE HEATER

Code Violation Text DWELLINGS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68°F (20°C) IN ALL HABITABLE ROOMS, BATHROOMS AND TOILET ROOMS. COOKING APPLIANCES SHALL NOT BE USED TO PROVIDE SPACE HEATING TO MEET THE REQUIREMENTS OF THIS SECTION. PM-602.2

## History

Inspection # 3439490 Inspection Type HCEU INSP CE-HOUSING CODE ENFORCE INSP # 1 Status Failed ☐ Waived

Inspected By 204662 Order/Group 0 Scheduled 12/31/2016 00:00 Started 12/30/2016 09:01 Completed 12/30/2016 09:01

Location

Comments

Inspection # 3439571 Inspection Type HCEU INSP CE-HOUSING CODE ENFORCE INSP # 2 Status Passed ☐ Waived

Inspected By 204662 Order/Group 0 Scheduled 01/09/2017 09:42 Started 01/13/2017 07:35 Completed 01/13/2017 07:36

Location

Comments

## Activity Review Details

No Activity Review Details

L&amp;I Records 041



CITY OF PHILADELPHIA  
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INSPECTIONS

Operations Division, East District  
7522 Castor Ave  
Philadelphia, PA 19152  
Office: 215-685-0535  
Email : OperationsEast@phila.gov

**INITIAL NOTICE OF VIOLATION AND ORDER**

IRINEO ARGENTINA PEREZ  
6282 KINDRED ST  
PHILADELPHIA PA 19149

**L&I Case Number: 582624**

**Date of Notice: 05/09/2017**

**Property In Violation: 1916 CLARENCE ST**

Dear Sir/Madam,

On 05/05/2017 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 06/09/2017 to determine compliance with this order.

If you have any questions regarding this notice please contact Inspector Kendall Cooper (Kendall.Cooper@phila.gov) or the District Office noted above.

**YOU ARE ORDERED TO CORRECT THE FOLLOWING VIOLATIONS PRIOR TO THE NEXT  
REINSPECTION DATE INCLUDED ON THIS NOTICE**

**VIOLATIONS:**

THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A NUISANCE PM-304.7

**Location:** rear kithen roof/ ceiling leaking  
repair roof

**RIGHT TO APPEAL**

You have the right to appeal these violations within thirty (30) days of the Date of this Notice or five (5) days for Unsafe or Imminently Dangerous violations. Appeals must be submitted in writing on approved forms to the Boards Administration Unit 11th floor Municipal Services Building 1401 John F Kennedy Blvd Philadelphia PA 19102. The appeal form can be downloaded from the L&I website at [www.phila.gov/li](http://www.phila.gov/li). If you have any questions call (215) 686-2427.

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Email : OperationsEast@phila.gov

**INITIAL NOTICE OF VIOLATION AND ORDER**

**L&I Case Number: 582624**

The appeal form and directions can be downloaded from the Fire Department website by going to [www.phila.gov/fire](http://www.phila.gov/fire) and clicking on FORMS.

**PENALTIES AND FEES**

Fines shall be imposed from the date of this notice and shall be assessed in the amount of \$150 to \$2000 per violation each and every day the violation remains uncorrected.

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**INITIAL NOTICE OF VIOLATION AND ORDER**

IRENEO ARGENTINA PEREZ  
1916 CLARENCE STREET  
PHILADELPHIA PA 19134

L&I Case Number: 582624

Date of Notice: 05/09/2017

**Property In Violation: 1916 CLARENCE ST**

Dear Sir/Madam,

On 05/05/2017 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 06/09/2017 to determine compliance with this order.

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**Location:** rear kitchen roof/ ceiling leaking  
repair roof

**RIGHT TO APPEAL**

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**PENALTIES AND FEES**

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