



CITY OF MORENO VALLEY

FIRE PREVENTION BUREAU

14177 FREDERICK
P.O. BOX 88005
MORENO VALLEY, CA 92553
(951) 413-3370

Notice of Violation

Record #: FBP25-0770

Pursuant to the Moreno Valley Municipal Code and the California Fire Code Section 112.3, the **Moreno Valley Mall** building located at **22500 Town Center Circle, in the City of Moreno Valley** inspected on **02/09/2026** has been found in violation. It is unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize a building, occupancy, premise or system regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. The following conditions have been deemed in violation:

IMMEDIATE

General Items:

Provide Inspection, Testing and Maintenance Documentation for the following Fire/Life Safety Systems:

1. Fire Sprinkler Systems (CFC 901.6)
 - Annual Inspection & Testing: Required per CFC and NFPA 25.
 - Five-Year Inspection and Certification: Required every 5 years to evaluate fire sprinkler system.
2. Fire Alarm System (CFC 907.8.1)
 - Annual Inspection & Testing: Required per CFC and NFPA 72, including initiating devices, notification appliances, control equipment, and monitoring functions
 - NOTE: Fire Alarm Control Unit is currently in annunciating trouble and supervisory signals.. Diagnose and correct trouble conditions of Emergency Generators to restore systems. See Fire Command Room Corrections for details.
3. Smoke Control System (CFC 909.22.4/CFC 909.22.5)
 - Annual Testing: Required per CFC and NFPA 92 to verify proper operation of fans, dampers, controls, and system interfaces.

4. Fire Doors (CFC 705.2)
 - Annual Inspection & Testing: Required for overhead fire doors and horizontal sliding fire doors per CFC and NFPA 80.
 - NOTE: All fire rated doors shall be properly equipped with self closing hardware, smoke seals, and close/latch as required throughout entire common areas and corridors to compartmentalize fire rated areas.
5. Fire Standpipe Systems (CFC 901.6)
 - Annual Inspection & Testing: Required per CFC and NFPA 25, including hose valves, pressure-reducing devices, and system piping.
 - Five-Year Testing and Certification: Required for standpipe systems as applicable.
6. Fire/Smoke Dampers (CFC 706.1)
 - Inspection & Testing Every 4 Years: Required per CFC and NFPA 80/105 to ensure proper closure and operation.
7. Emergency Generators (CFC 1203.4)
 - Annual Inspection & Testing: Required per CFC and NFPA 110, including load testing and verification of emergency power transfer.
 - NOTE: Emergency Generators are currently in annunciating trouble signal at annunciator panel and fire alarm control unit/annunciators. Diagnose and correct trouble conditions of Emergency Generators to restore systems.
8. Emergency Lighting (CFC 1032.10)
 - Annual Testing: Required per the CFC to verify battery backup functionality and illumination levels.
 - NOTE: Several original egress lights used for normal lightings and emergency lighting thought back-of house egress/access corridors were replaced with motion sensor LED lights. Any modifications made to the building's original electrical system(s) need to be permitted through the City of Moreno Valley. A qualified C-10 Contractor shall submit plans to ensure egress/emergency lighting in properly addressed in these areas or all original egress lighting shall be replaced as originally designed.
9. Exit Lighting (CFC 1032.4 and CFC 1104.3)
 - Annual Testing: Required per the CFC to ensure all exit signage is illuminated and functioning under both normal and emergency power.

First Level:

Concourse Common Area - First Floor

- Remove secondary flush mounted slide lock from exit doors at entrance 3 adjacent to suite 1039A (CFC 1010.2.2)
- Repair or replace indicating lock on exit door/main door at entrance 3 adjacent to suite 1039A (CFC 1010.2.4)

- Repair or replace exit sign adjacent to suite 1042 near hallway leading to entrance 3 (CFC 1032.4)
- Provide updated key or key code for communications room near restrooms in hallway in between Harkins theatres and self frozen yogurt to be included in Knox Box. (CFC 506.2)
- Multiple smoke detectors in hallway near entrance 2 have dust built up near management office. Contact C-10 Contractor to properly address this matter or replace smoke detectors if compromised. (NFPA 72)
- Remove secondary flush mounted slide locks from exit doors at entrance 2 adjacent to management offices (CFC 1010.2.2)
- Remove Locking unapproved mechanism/latch from egress doors at main entrance adjacent to 1090 (Crunch Fitness) (CFC 1010.2.2)

Service Corridor 2

- All potable fire extinguishers require a monthly inspection documented on annual tag. (CFC 906 – CA Title 19)
- Remove storage from service corridor obstructing means of egress. (CFC 1032.2)
- Repairs shall be made to fire rated doors throughout service corridor. Fire rated doors shall be properly close/latch, provided with self closing hardware, and smoke seals to compartmentalize fire rated area (CFC 705.1)
- Repair penetrations in fire rated walls throughout service corridor. (CFC 701)
- Repair or replace illuminated exit sign above exit door 27. (CFC 1032.2)

Service Corridor 1

- Repair fire rated door 30 to properly close and latch. Fire rated doors shall be provided with self closing hardware and smoke seals to compartmentalize fire rated area. (CFC 705)
- Repair penetration in fire rated wall above door leading into suite 1198 (CFC 701)
- Remove storage from rear exit door 1189. (CFC 1032.2)

Service Corridor 3

- Repair fire rated door that serves elevator 8 to properly close and latch. Fire rated doors shall be provided with self closing hardware and smoke seals to compartmentalize fire rated area. (CFC 705)
- Remove storage at corridor outside security office. (CFC 1032.2)

Service Corridor between T-3A and T-4A

- Repair all Fire rated door components and service egress hardware to operate with minimal working weight to operate the door's hardware and door leaf. (CFC 1010.1.3)

Service Corridor between T-1A and T-3A

- Repair all exit doors to proper working order. All exit doors shall operate with normal working weight to operate the door's hardware and door leaf. (CFC 1010.1.3)

- Repair magnetic door holders for fire rated doors located in front of Elevator 4 (CFC 705)

Fire Command Room

- Diagnose and correct all trouble and supervisory conditions on the main Fire Alarm Control Unit to restore full and compliant system functionality. (NFPA 72)
 - Space 6B Power Supply Trouble Signal
 - Hometown Buffett FACU Trouble Signal
 - Northwest PIV Parking Structure Trouble Signal
 - Lower Level Power Supply in Storage Room 1206A Trouble Signal
 - Parking Structure FACU Trouble Signal
 - T6B Space 2105 Rear Corridor Smoke Detector Trouble Signal
 - T6B Space 2105 Rear Corridor Power Supply Trouble.
 - T1B Space 2232 Power Supply Trouble
 - Obtain annual service for Command radio in fire command room.
 - Repair troubles on north and south emergency generators.
 - Emergency Generators Supervisory Signals.
- Diagnose and correct trouble conditions of Emergency Generators to restore systems. (CFC 1203.4)
- Provide updated key for interior door inside Fire control room. (CFC 506.2)

Electrical Room A

- Remove all storage from electrical room. (CFC 603.4)
- Provide electrical panel block-outs for all breaker panels in electrical room A (CFC 603.2)
- Provide all missing lock and latch's for electrical panel doors in electrical room A (CFC 603.2)
- Remove all storage in Electrical room A (CFC 603.4)

Electrical room B

- Shall repair all penetrations in fire rated walls throughout electrical room (CFC 701)
- Properly cover exposed electrical junction boxes along walls and ceiling. (CFC 603.2)

Electrical room C

- Repair all penetrations in fire rated walls throughout electrical room (CFC 701)
- All electrical panel doors shall be closed and latched properly. (CFC 603.2)
- Provide electrical panel block-outs for all breaker panels throughout electrical room (CFC 603.2)
- Cover up all exposed junction boxes throughout electrical room (CFC 603.2)
- Cover up exposed fire alarm wire in junction boxes near ceiling (CFC 603.2)

Second Level:

Second Concourse Common Area:

- Provide FDC signage to fire department connection in-front of dental office suite. (CFC 509.1)
- Discontinue the use of extension cords in lieu of permanent electrical fixtures. (CFC 603.6)
- Discontinue the use of extension cords and Christmas lights being utilized on ceiling near suite 2063. (CFC 603.6)
- Discontinue the use of extension cords being used on ceiling above suite 2108. (CFC 603.6)
- Repair light fixture above interior side of fire rated door 48.
- Repair fire rated door 49 to be self closing and self latching. (CFC 705)
- Discontinue the use of extension cords being utilized on glass ceiling above suite 2057. (CFC 603.6)
- Remove and discontinue the use of spliced wiring outside unit 2122
- Provide FDC signage on fire department connection near food court entrance. (CFC 509.1)
- Discontinue the use of extension cords being utilized above elevator pillar by suite 2166 (CFC 603.6)
- Discontinue the use of extension cords being used for Christmas lights in front of unit 2166 leading up to 2193 (CFC 603.6)
- Repair exit sign not illuminated leading to corridor 2027 (CFC 1032)
- Discontinue the use of extension cords used for Christmas lights and speakers from 2193 to Macy's (CFC 603.6)
- Repair fire rated door 74 to properly self close and latching. NOTE: Smoke seal was painted and may need to be replaced to meet door's listing requirements. (CFC 705)
- Repair/replace painted sprinkler head in front of suite 2226 by a qualified C-16 contractor. (NFPA 25)
- Replace missing escutcheon plate on sprinkler head out side suite 2000. (NFPA 25)

Food Court

- A missing light fixture has left ceiling penetrations in front of suite 2136. Electrical shall be properly covered with approved cover and fire rated ceiling shall be properly restored. (CFC 701 and 603)
- Provide FDC signage for fire department connection outside suite 2151. (CFC 509.1)
- Replace smoke seals for fire rated door at back hall near family rest room. (CFC 705)
- Provide missing suite numbers on rear door next to suite 2175. (CFC 505)

Service Corridor T-6B

- Discontinue the use of Christmas lighting near suite 2076 utilizing extension cords (CFC 603.6)
- Repair or replace non-illuminating exit signage to the right of escape room. (CFC 1032.4)

- Repair exit door 56 leading to exit corridor behind escape room that does not open. (CFC 1010.1.3)
- Discontinue the use of mechanism used hold open fire rated door in electrical room E. (CFC 1010)
- Means of egress discharge at main exit doors from corridor T-6B is obstructed blocked with ac unit. Obstruction to means of egress discharge shall be removed and kept clear at all times. (CFC 1028)
- Fire rated door 58 to elevator room self closing/latching shall close and latch properly. (CFC 705)
- Provide proper cover for exposed electrical in overhead junction box in front of suite 2108. (CFC 603)
- Fire rated door 61 shall fully self close and latch. (CFC 705)
- Provide proper annual service and tag for fire extinguisher near fire rated door 59. (CFC 906 and CA Title 19)
- Provide FACP signage on electrical room E. (CFC 509.1)
- Replace all missing or damaged smoke seals on fire rated doors throughout corridor entire corridor. (CFC 705)

Service Corridor T-5B

- Fire rated door 49 shall properly self closed and latch. (CFC 705)
- Remove all other locks and latches on egress/fire rated door 49. (CFC 1010)
- Repair open penetration on wall above fire rated door 49 (CFC 701)
- Remove all storage from exit corridor. (CFC 1032)
- Repair/replace exit sign above fire rated door 50 not properly illuminating. (CFC 1032)
- Provide roof access proper to fire rated door 50. (CFC 509)
- Provide FACP signage in electrical room D. (CFC 509.1)
- Replace all missing or damaged smoke seals on fire rated door through corridor. (CFC 705)

Service Corridor T-7B

- Remove all secondary locks and latches from exit/fire rated doors within corridor. (CFC 1010)
- Replace all missing or damaged smoke seals on fire rated doors throughout corridor. (CFC 705)
- All corridor entrance doors shall properly self close and latching. Qualified door contractor is to provide proper servicing to ensure the fire doors operate as intended. (CFC 705)
- T-7B 13 fire rated door connecting to T-7B 14 not self closing/latching. (CFC 705)
- Cover exposed electrical in an approved method above door T-7B13 entry/exit. (CFC 603)
- Remove chain and lock as well as locking mechanism on roof access entry/point. (CFC 509.2)
- Properly mount extinguisher inside storage room per mounting requirements. (CFC 906)
- Provide roof access signage to entrance doors into the corridor. (CFC 509)

- Repair/replace damaged or missing covers on relay modules near riser F. (CFC 603)
- Replace all missing or damaged smoke seals on fire rated doors throughout corridor. (CFC 705)
- Provide cover for open junction box above suite 2142. (CFC 603)
- Repair/maintain exit door near storage room C to be fully functional. (CFC 1010)

Service Corridor T-1B

- Repair missing smoke seal on fire rated door 43. (CFC 705)
- Replace missing escutcheon plate in sprinkler above 2027 door. (NFPA 25)
- Electrical room near elevator contains needs the following corrections: shall provide an extinguisher within room, shall provide signage to door signifying if it is an electrical room, shall cover all ceiling/wall penetrations within room, shall provide single action hardware to door, shall replace missing escutcheon plate to sprinkler. CFC 906, CFC 701, 603.4.1, and NFPA 25)
- Repair broken exit sign above main exit in T-3B. (CFC 1032)
- All fire/egress doors in service corridor T-3B shall be free of any obstruction preventing them from operating as intended. All obstruction shall be removed. (CFC 1032)
- Provide suite address on unit near fire department access labeled door. (CFC 505)
- Repair/replace all missing or damaged smoke seals for all fire rated doors throughout corridor.(CFC 705)

Service Corridor T-2B

- Discontinue extension cord being utilized near entrance to corridor. (CFC 603.6)
- Remove all other locks and latches on exit fire rated door 73. (CFC 1010)
- Provide missing plate cover on exposed junction box near suite 2196. (CFC 603)
- Properly mount extinguisher in electrical room F. (CFC 906)
- Properly close/cover all open junction boxes in electrical room F with approved electrical covers. (CFC 603)
- Replace all missing or damaged smoke seals within corridor. (CFC 705)

Fire Sprinkler Riser Room (near suite 2000 entry/exit)

- Repair all penetrations to wall and ceiling. (CFC 701)
- All control valves controlling water supply to fire sprinkler systems shall be locked in the open position to prevent tampering. (NFPA 25)
- Provide annual service and certification tag for fire extinguisher within room. (CFC 906 and CA Title 19)
- Provide cover plates to exposed electrical and wall outlets. (CFC 603)

Elevator Room 2

- Repair ceiling fire rated construction at ceiling/walls throughout compartment. (CFC 701)
- Repair rated construction openings to utility piping at elevator entrance. (CFC 701)

Service Corridor 11

- Repair fire rated doors into 2nd floor concourse. Self closer was removed. (CFC 705)

Common Area Concourse – Second Floor

- Repair fire alarm horn/strobe outside unit 2212. Contact C-10 Contractor to properly address this matter or replace notification device if compromised. (NFPA 72)
- Repair illuminated exit sign outside entry/unit 2212. (CFC 1032)

Service Corridor 12

- Discontinue the use of extension cords at south side second level entry. (CFC 603.6)
- Remove night latch from exit doors outside of stairwell 3. (CFC 1010)

Electrical Room F

- Mount portable fire extinguisher onto wall. (CFC 906)

Elevator Room 7

- Close openings in fire rated construction in elevator pump room. (CFC 701)

Elevator Room 8

- Close openings in fire rated construction in equipment room ceiling. (CFC 701)

Service Corridor 14

- Remove cooking oil tank from egress and exit corridor outside unit 2145. (CFC 1032)
- Cover open electrical wiring and junction boxes behind riser T-2B (on F Fire Riser Manifold.) (CFC 603)

Gottschalks “Vacant” Anchor Building – 22560 Town Circle

- All storage in building shall be removed until proper approval is granted through the City of Moreno Valley and the Fire Prevention Bureau. (CBC 111.1)
- Replace all missing fire rated doors throughout anchor building. (CFC 705)
- Replace all illuminated exit signs throughout anchor building. (CFC 1032)
- Replace all emergency lighting throughout anchor building. (CFC 1032)
- Replace all portable fire extinguishers and provide annual service for each unit. (CFC 906)
- Second floor main entrance stairwell exit door egress doors shall operate with minimal force. (CFC 1010)

***** CALIFORNIA FIRE CODE SECTIONS TO BE PROVIDED AT REQUEST *****

All items shall be corrected immediately, a follow-up inspection will be conducted within (14) days of this notice.

Persons, firms, or corporations violating any of the provisions or failing to comply with any of the mandatory requirements of the Ordinances of Moreno Valley shall be guilty of a misdemeanor. Any person convicted of a misdemeanor under the Ordinances of Moreno Valley shall be punished by a fine of not more than one thousand dollars (\$1,000.00), or by imprisonment not to exceed one hundred eighty (180) days, or both such fine and imprisonment. Such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the Ordinances of Moreno Valley is committed, continued, or permitted by any such person, and shall be punished accordingly.

Edgar Gonzalez
Fire Marshal

Accepted By: _____ Printed Name: _____