



Murrieta Fire & Rescue

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BUSINESS OWNER FIRE INSPECTION CHECKLIST

Murrieta Fire and Rescue has developed this checklist to assist building and business owners with fixing common fire code violations. This is not an all-inclusive list of violations but a short list of some commonly found violations. The code sections provided are from the 2022 *California Fire Code* unless noted otherwise.

1. **Fire Extinguishers:**
 - a) Fire extinguisher gauges shall be “in the green” or at adequate pressurization. (906.2).
 - b) They shall be tagged by a licensed fire protection contractor within the last year or stamped with the current year (*California Code of Regulations Title 19, Division 1, Chapter 3*).
 - c) Extinguishers shall be accessible (906.6), located not further than 75’ of travel (906.3), and securely installed on a bracket with the top not more than 5’ above the floor (906.7).
2. **Exit Lighting:**
 - a) Exit signs must be illuminated (1013.3) and contain 90 minutes of backup power (1013.6.3).
 - b) Egress Illumination shall be not less than 1 ft. candle at walking surface and shall have 90 minutes of backup power (1008.2.1).
 - c) Exit and egress lights shall be labeled on electrical panel.
3. **Address Posting:**
 - a) Commercial address shall be 12” in height, two-inch-wide and run horizontal (Murrieta Ordinance 584-22 Section 505.1).
 - b) Addresses shall be placed on all new and existing buildings, be plainly visible and legible from the street or roadway fronting the property when approaching from either direction. (Murrieta Ordinance 584-22 Section 505.1).
4. **Exiting:**
 - a) All exit doors shall be unlocked from the interior and only required one operation. Doors that require a key to unlock from the interior of the building, shall install a sign with the verbiage “THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED” that is visible with 1” lettering. (1010.2.4).
 - b) No exit doors shall be obstructed from access, any materials shall be removed that may prevent immediate dispersal, and all exit hardware shall be in an operable condition (1031.1).
5. **Electrical Hazards:**
 - a) Identification of electrical disconnect, “Electrical Room” signs and equipment access (no less than 30” in width and 36” in depth to the side and in front of electrical equipment shall be provided) (509.1).
 - b) Extension cords are not allowed to be used as permanent wiring (603.6).
 - c) Open junction boxes and open-wiring splices are prohibited (603.2)
6. **Storage:**
 - a) No storage shall be located in a boiler, electrical or mechanical room (315.3.3).
 - b) Storage shall not be placed within 24” of the ceiling or 18” for sprinklered buildings (315.3.1).
7. **Hood Extinguishing System:**
 - a) Hoods suppression systems shall be serviced not less than every 6 months (*California Code of Regulations Title 19, Division 1, Chapter 5*).
 - b) Hood and ducts shall be maintained free of grease accumulation (606.3.3.2).
8. **High-Pile Storage Racks:**
 - a) Obtain approval and retain copy of permit for installation of high-pile storage racks from Murrieta Building and Safety. (2022 California Building Code 105.1)
 - b) Provide and retain a copy of the approved high-pile storage plans. (3201.3)
 - c) Provide permit for high-pile storage as originally approved through Murrieta Fire & Rescue. (3201.3)

BUILDING OWNER MAINTENANCE RESPONSIBILITY

The Fire Code places the responsibility upon building owners for the maintenance of the fire protection systems. The items noted are to assist building owners to remain in compliance with State Codes and Regulations. These items are a very select few fire code regulations and are in no way intended to be a complete list. The following code sections are from the 2019 California Fire Code.

1. **Fire Sprinkler Maintenance:**
 - a) All fire systems are required to comply with California Code of Regulations Title 19, §901 – §906.
 - b) The required test and inspection records shall be available to the fire code official at all times.
 - c) Where any work or installation does not pass an initial test or inspection, the necessary correction shall be made so as to achieve compliance with this code. The inspection report shall be uploaded to the compliance engine at www.thecomplianceengine.com (Murrieta Ordinance 584-22 Section 109.3.1).
2. **Fire Alarm Maintenance:**
 - a) Ensure that the fire alarm systems are tested and maintained in accordance with NFPA 72 (2022) including weekly, monthly, and annuals.
 - b) Maintain the fire alarm testing and maintenance reports on-site in accordance with NFPA 72 (2022) and be sure that the required test and inspection records are available to the fire code official at all times.
 - c) Where any work or installation does not pass an initial test or inspection, the necessary correction shall be made so as to achieve compliance with this code. The inspection report shall be uploaded to the compliance engine at www.thecomplianceengine.com (Murrieta Ordinance 584-22 Section 109.3.1).
3. **Private Fire Hydrant Maintenance:**
 - a) Fire hydrants shall be tested and inspected both annually and every 5 years (California Code of Regulations Title 19, Division 1, §904.)
 - b) Blue reflective markers shall be placed and maintained as originally approved.
 - c) A three-foot clear space shall be maintained around the circumference of fire hydrants and other fire protection devices. (507.5.5.)
4. **Fire Protection Equipment:**
 - a) Fire Protection equipment (FDC and PIV valves) should be identified as to the areas that they serve and they shall be on a red reflective background with white lettering and rounded corners (509.1).
 - b) Access to fire equipment shall be unimpeded and available at all times (509.2).
5. **Fire Lanes:**
 - a) Fire lanes shall be not less than 24-feet in width and unobstructed and maintained Murrieta Ordinance 584-22 (503.2.1).
 - b) Fire lanes shall be designated in accordance with the fire department standard and shall include “Fire Lanes - No Parking” at intervals no greater than 30’ on the top and face of the curb (503.3).
6. **Knox Box:**
 - a) The owner or occupant shall provide current keys and notify the fire department when the building or suite is re-keyed. The key to such lock shall be secured in the key box (506.2).
 - b) If there are more than 5 businesses or 5 sets of keys, an additional Knox Box may be required due to the capacity of the Knox box and a master key shall be provided for all suites and utility rooms.
7. **Electronic Record Keeping:**
 - a) Forms for maintenance inspections of the fire protection systems shall be filed in electronic format to “The Compliance Engine” <https://tce-pwa.thecomplianceengine.com/> Murrieta Ordinance 584-22 (109.3.1)