



Inspection Report



General/Annual Inspection Inspection Result

Inspection Status

Completed with fail

Inspected by

Landy Setzer

Completed at

10/1/2026 at 2:45 p.m.

Address	Suite	City	State	Zip
3111 S 31ST ST	Temple Mall Master	TEMPLE	TX	76502
Billing Address		Business Name	Inspection Note	
3111 S 31ST ST TEMPLE MALL MASTER, TEMPLE, TX, 76502		Temple Mall	This inspection report is provided to help clean-up previous inspection reports without losing historical data. Violations are listed in order of acuity - Low, Moderate, High.	

Emergency Access:

Fail | Low

ITEM: Address identification**REMARK:****505.1 Address identification.**

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. [Each character shall be not less than 6 inches \(102 mm\) high with a minimum stroke width of 1/2 inch \(12.7 mm\). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.](#)



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Fail | Low

ITEM: Knox box in approved location

REMARK:

Knox boxes are required at all entrances. Knox boxes must contain master keys to the property and to all fire protection equipment.

8/24/2026- Knox box needed for each riser room.

506.1 Where required.

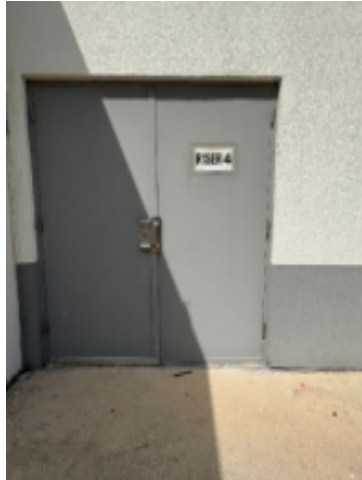
Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.



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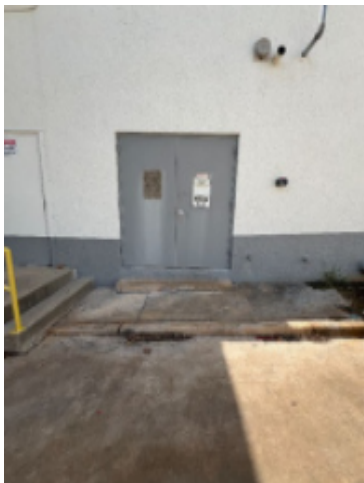
Riser 2 Knox Box Needed



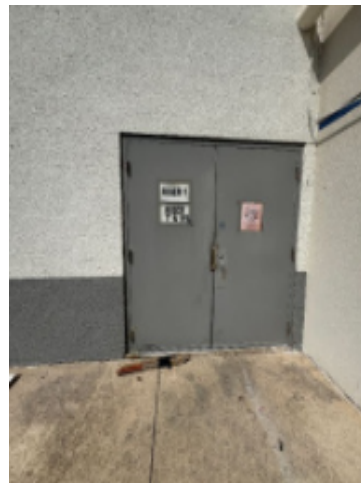
Riser 4 Knox Box Needed



Riser 3 Knox Box Needed



Pump Room Knox Box Needed.



Riser 1 Knox Box Needed



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Vacant JC Penney's Riser Knox Box Needed

Fail | Low

ITEM: Fire protection equipment identification signage

REMARK:

Fire Pump room, locations of FACP and Fire Riser rooms must be marked with approved signs.

8/24/2026- Riser 1, 2, 3, 4, 5, 6 and Fire Pump Room needs identification signage. Permanent metal signs are required to meet compliance as the code states, "shall be constructed of durable materials, permanently installed and readily visible."

-Office that houses FACP needs signage placed on doorway.

509.1 Identification.

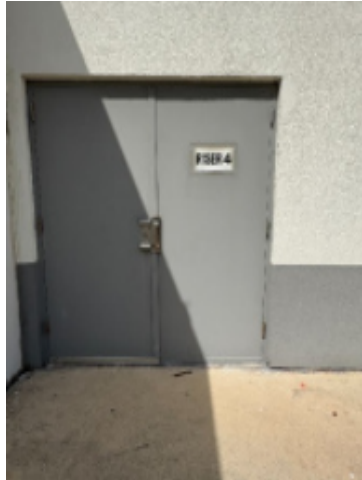
Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.



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Riser 2 Signage Needed



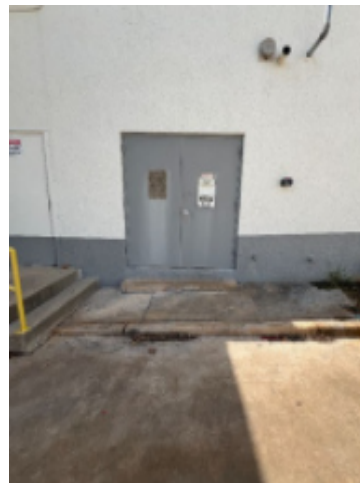
Riser 4 Signage Needed



Riser 3 Signage Needed



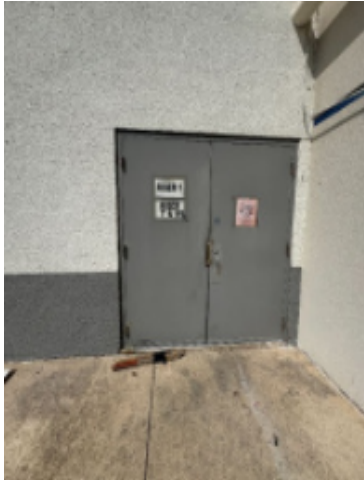
FACP signage on office door



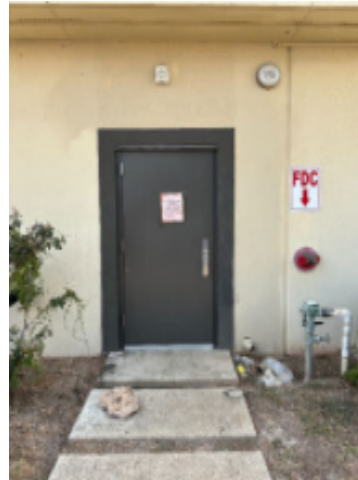
Pump Room Signage Needed



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Riser 1 Signage Needed



Vacant JC Penney's Riser Signage Needed

Fail | Low

ITEM: Access of fire protection equipment

REMARK:

Knox boxes must be provided for access. Fire protection equipment is locked and inaccessible for responding crews.

8/24/2026- Knox boxes needed at each riser rooms.

- Keys to access movie theater area where alarm panel is housed needs to be supplied for the 3 main entrance Knox Boxes.

509.2 Equipment access.

Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.



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Electrical:

Fail | Medium

ITEM: Abatement of electrical hazards

REMARK:

605.1 Abatement of electrical hazards.

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

605.6 Unapproved conditions.

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.



Fail | Medium

ITEM: Extension cords

REMARK:

Extension cord in use as permanent wiring.

605.5 Extension cords.

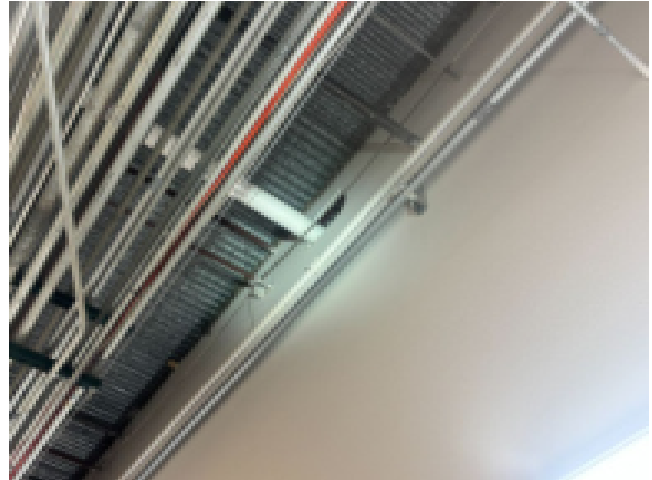
Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.



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Extension cord in service hallway



Extension cord in service hallway

Exits and Egress Components:

Fail | High

ITEM: Door opening force

REMARK:

[BE] 1010.1.3 Door opening force.

The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5 pounds (22 N). These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position. For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15-pound (67 N) force. The door shall be set in motion when subjected to a 30-pound (133 N) force. The door shall swing to a full-open position when subjected to a 15-pound (67 N) force.

CODE: IFC - 1010.1.3 - Forces to unlatch and open doors. - The forces to unlatch doors shall comply with the following: 1.Where door hardware operates by push or pull, the operational force to unlatch the door shall not exceed 15 pounds (66.7 N). 2.Where door hardware operates by rotation, the operational force to unlatch the door shall not exceed 28 inch-pounds (315 N-cm). The force to open doors shall comply with the following: 1.For interior swinging egress doors that are manually operated, other than doors required to be fire rated, the force for pushing or pulling open the door shall not exceed 5 pounds (22 N). 2.For other swinging doors, sliding doors or folding doors, and doors required to be fire rated, the door shall require not more than a 30-pound (133 N) force to be set in motion and shall move to a full- open position when subjected to not more than a 15-pound (67 N) force.



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Fail | High

ITEM: Egress doors are readily openable and unlocked

REMARK:

[BE] 1010.1.9 Door operations.

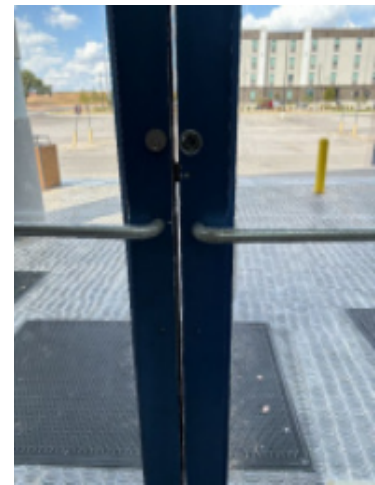
Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.



Exit door not operable near Riser 1



Exit door not operable near Riser 1



Exit door at North Entrance not operable.

Fail | High

ITEM: Panic and fire exit hardware (when required)

REMARK:

[BE] 1010.1.10.1 Installation.

Where panic or fire exit hardware is installed, it shall comply with the following:

- 1.Panic hardware shall be listed in accordance with UL 305.
- 2.Fire exit hardware shall be listed in accordance with UL 10C and UL 305.
- 3.The actuating portion of the releasing device shall extend not less than one-half of the door leaf width.
- 4.The maximum unlatching force shall not exceed 15 pounds (67 N).

CODE: IFC - 1010.2.9 - Panic and fire exit hardware. - Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.

Exceptions: 1.A main exit of a Group A occupancy shall be permitted to have locking devices in accordance with Section 1010.2.4, Item 3. 2.Doors provided with panic hardware or fire exit hardware



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and serving a Group A or E occupancy shall be permitted to be electrically locked in accordance with Section 1010.2.12 or 1010.2.11. 3.Exit access doors serving occupied exterior areas shall be permitted to be locked in accordance with Section 1010.2.4, Item 8. 4.Courtrooms shall be permitted to be locked in accordance with Section 1010.2.13, Item 3.

Fire Rated Construction:

Fail | Medium

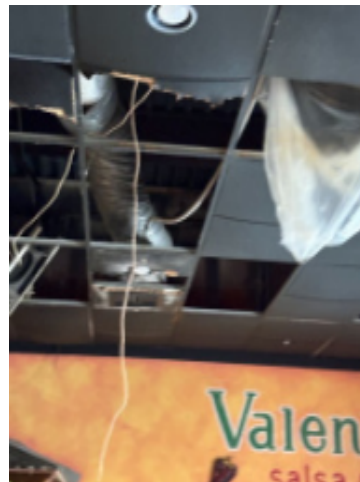
ITEM: Fire-resistance-rated construction installed and maintained (penetrations)

REMARK:

9/18/2026---Missing ceiling tiles and sheetrock throughout building.

703.1 Maintenance.

The required fire-resistance rating of fire-resistance-rated construction, including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.





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Fire Extinguishers:

Fail | Medium

ITEM: Portable fire extinguishers (5LB ABC minimum) installed every 75' of travel

REMARK:

8/24/2026- Extinguishers in vacant side of Mega Furniture extinguishers missing or not mounted

906.1 Where required.

Portable fire extinguishers shall be installed in all of the following locations:

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A:10-B:C.

2. Within 30 feet (9144 mm) of commercial cooking equipment

3. In areas where flammable or combustible liquids are stored, used or dispensed.

4. On each floor of structures under construction, except Group R-3 occupancies, in accordance

with Section 3315.1.

5. Where required by the sections indicated in Table 906.1.

6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator

rooms, where required by the fire code official.

906.3.1 Class A fire hazards.

Portable fire extinguishers for occupancies that involve primarily Class A fire hazards, the minimum sizes and distribution shall comply with Table 906.3(1).

906.5 Conspicuous location.

Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

906.6 Unobstructed and unobscured.

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.



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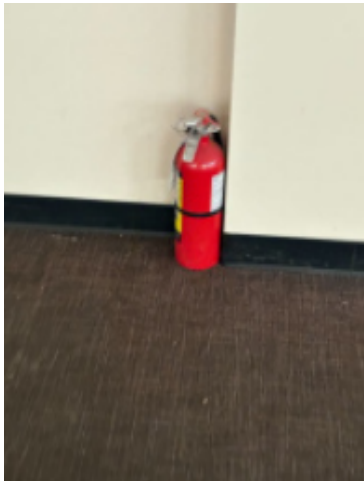
906.7 Hangers and brackets.

Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

Fail | Medium

ITEM: Mounting height for portable extinguishers (top of extinguisher not more than 5' above floor)

CODE: IFC - 906.9.1 - Extinguishers weighing 40 pounds or less. - Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that their tops are not more than 5 feet (1524 mm) above the floor.



Fail | Low

ITEM: Fire Extinguishers are charged with current inspection tag and no violation (red) tag. Must inspected every 12 months.

REMARK:

8/24/2026- Extinguishers in vacant side of Mega Furniture need to be inspected and tagged and placed in appropriate locations. Again, just moving to clear up the report. It's obvious that the extinguishers in the vacant side of mega furniture need to be checked.

9/18/2026---Extinguishers throughout suites are expired.



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Fire Protection Systems:

Fail | High

ITEM: Fire alarm system is in working condition with current tag and no violation (red or yellow) tags

REMARK:

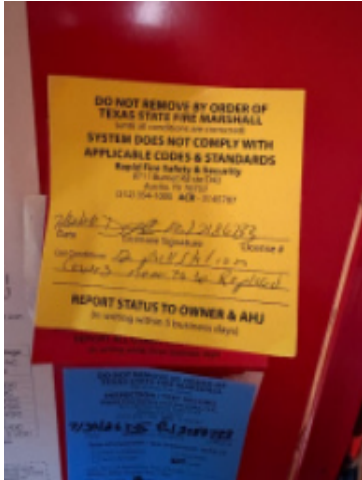
Currently, the system is in test while the sprinkler work continues in two separate areas of the mall. No signals are leaving the system.

901.6 Inspection, testing and maintenance.

Fire detection, alarm, and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.



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Cinema FACP is yellow tagged



FACP has active alarms



FACP has active alarms



Cinema FACP is yellow tagged

Fail | High

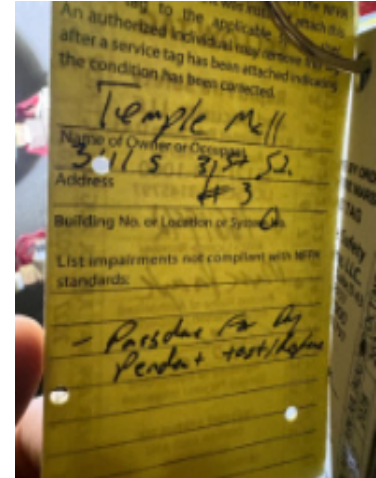
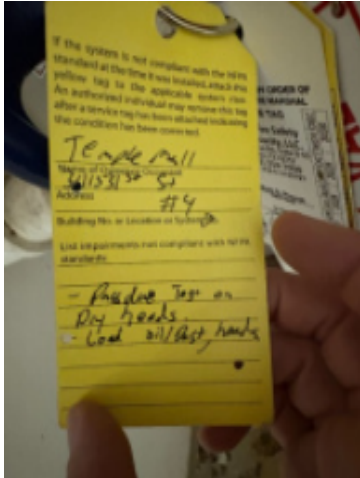
ITEM: Fire sprinkler system is in working condition with current tag and no violation (red or yellow) tags

REMARK:

All systems either are, or should be (based on inspection findings), yellow tagged or red tagged. An annual inspection was conducted by VSC in February of '26 but was not complete due to an apparent lack of access. The solution is to re-do annual with a company that has full access to the mall and its tenant spaces, with the exception of tenant spaces that operate their own fire sprinkler and/or alarm systems.



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Riser 3 Yellow Tagged



Riser 6 Yellow Tagged

Ad-hoc violations:

Fail

ITEM: Other Inspection notes.

REMARK:

In accordance with the fire code, we have notified the building official due to a concern with water infiltration causing electrical and structural problems within the building. Once the building official clears those issues, we'll resolve this deficiency in the report.

[A] 110.1.2 Structural hazards.



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Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with Section 110.1.

605.1 Abatement of electrical hazards.

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Re-Inspection scheduled to be conducted on or after 08/26/2026 at 14:00

Inspection Signatures

Inspector Signature

Landy Setzer Fire Marshal 254-314-6095 lsetzer@templetx.gov



Inspection Report



Critical Re-Occupancy Requirements - October 1, 2026

Property	Temple Mall
Address	3111 S. 31st Street, Temple, Texas 76502
Report date	October 1, 2026
Prepared by	City of Temple - Building Services Division
Purpose	Establish critical life-safety and code-compliance requirements for Temple Mall.

RE-OCCUPANCY REQUIREMENTS

Purpose and Scope:

This report identifies the critical conditions that shall be corrected and accepted by the City of Temple before Temple Mall is approved for full re-occupancy. The requirements focus on immediate life-safety, fire-protection, electrical, mechanical, means-of-egress, and building-envelope conditions that must be satisfactorily addressed before the entire mall is returned to normal occupancy. Full re-occupancy shall not be approved until the applicable building systems are operational, required corrective work has been completed, and no remaining condition presents an immediate hazard to occupants.

ITEM: 2.1 Fire Sprinkler System - Operational

- The automatic sprinkler system serving the proposed occupied area shall be fully operational and free of impairments.
- Defective, corroded, loaded, damaged, improperly positioned, or otherwise deficient sprinkler components shall be repaired or replaced.
- Any sprinkler impairment affecting the area shall be resolved and accepted by the Fire Marshal's Office before re-occupancy.

CODE REFERENCES:

- 2015 IFC Section 901.6 - Inspection, Testing and Maintenance
- 2015 IFC Section 901.7 - Systems Out of Service
- 2015 IFC Section 903 - Automatic Sprinkler Systems

ITEM: 2.2 Fire Alarm System - Operational

- The fire alarm system serving the proposed occupied area shall be operational and maintained in an approved condition.
- Any red-tagged condition, impairment, or deficiency affecting the area shall be corrected before re-occupancy.

CODE REFERENCES:

- 2015 IFC Section 901.6 - Inspection, Testing and Maintenance



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- 2015 IFC Section 907 - Fire Alarm and Detection Systems
- 2015 IFC Section 907.8 - Inspection, Testing and Maintenance

ITEM: 2.3 Means of Egress

- All required exit access, exits, and exit discharge components serving the occupied area shall be clear, unobstructed, and maintained.
- Exit doors shall operate properly and have compliant hardware.
- Required exit signs and means-of-egress illumination shall be operational.

CODE REFERENCES:

- 2015 IFC Section 1003.6 - Means of Egress Continuity / Obstructions
- 2015 IFC Section 1008 - Means of Egress Illumination
- 2015 IFC Section 1010 - Doors, Gates and Turnstiles
- 2015 IFC Section 1013 - Exit Signs

ITEM: 2.4 Electrical Hazards

- Exposed electrical hazards within or serving the proposed occupied area shall be corrected.
- Open splices, missing junction-box covers, open electrical enclosures, improper extension-cord wiring, and similar hazards shall be eliminated.
- Electrical equipment affected by water intrusion, moisture, corrosion, or deterioration shall be evaluated by a Texas-licensed electrical contractor and repaired or replaced as required before occupancy.

CODE REFERENCES:

- 2015 IFC Section 605.1 - Abatement of Electrical Hazards
- 2015 IFC Section 605.4 - Extension Cords
- 2023 NEC Section 110.11 - Deteriorating Agents
- 2023 NEC Section 110.12 - Mechanical Execution of Work
- 2023 NEC Section 314.25 - Covers and Canopies

ITEM: 2.5 Active Water Intrusion and Roof Conditions

- Active roof or building-envelope leaks that create a hazardous condition or expose electrical, fire-protection, mechanical, or occupied areas to water shall be corrected before re-occupancy of the affected area.
- Roof drains and drainage paths serving the area shall function as intended.
- Open roof or building-envelope conditions that permit continued water intrusion shall be permanently repaired.
- The broader deteriorated roof conditions remain a building-wide corrective item and should continue toward permanent repair or replacement.



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CODE REFERENCES:

- 2015 IBC Section 1503.1 - Weather Protection
- 2015 IBC Section 1503.4 - Roof Drainage
- 2015 IFC Section 605.1 - Electrical Hazards

ITEM: 2.6 Mechanical / HVAC Equipment

- Mechanical and HVAC equipment serving an occupied space shall be in a safe operating condition.
- Missing or displaced access panels, electrical covers, equipment guards, and required weather protection shall be restored.
- Affected rooftop equipment shall be evaluated and repaired by a properly licensed contractor before being returned to service.

CODE REFERENCES:

- 2015 IMC Section 301.3 - Listed and Labeled Equipment
- 2015 IMC Section 304.1 - General Installation Requirements
- 2015 IMC Section 306 - Access and Service Space

ITEM: 2.7 Fire-Resistance and Fire/Smoke Openings

- Openings that could permit the uncontrolled passage of fire or smoke shall be repaired.
- Holes in required walls or ceilings, unsealed penetrations, missing components, and similar deficiencies affecting required assemblies shall be corrected.
- Required tenant separation and fire-resistance-rated assemblies shall be maintained.

CODE REFERENCES:

- 2015 IBC Section 703 - Fire-Resistance Ratings and Fire Tests
- 2015 IBC Section 714 - Penetrations
- 2015 IFC Section 703 - Fire-Resistance-Rated Construction

ITEM: 2.8 Fire Department Access and Identification

- Required Fire Department access shall be maintained to sprinkler riser rooms, fire alarm control equipment, fire department connections, and other fire-protection equipment serving the occupied area.
- Required Knox Box access shall be provided where directed by the Fire Marshal.
- FDCs, riser rooms, fire alarm equipment, and related fire-protection components shall be properly identified.

CODE REFERENCES:

- 2015 IFC Section 506 - Key Boxes
- 2015 IFC Section 509 - Fire Protection and Utility Equipment Identification
- 2015 IFC Section 912 - Fire Department Connections



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ITEM: 2.9 Rooftop Fuel-Gas Piping

- All active fuel-gas piping located on the roof shall be inspected by a properly licensed plumbing/gas professional before full re-occupancy.
- Gas piping installed across roof surfaces shall be elevated not less than 3 1/2 inches above the roof surface, securely supported, and located where it is protected from physical damage.
- Piping, fittings, valves, supports, and equipment connections showing corrosion, deterioration, damage, or improper support shall be repaired or replaced.
- Exterior metallic gas piping subject to moisture or other corrosive conditions shall be protected against corrosion in an approved manner.
- Where the condition or integrity of the existing gas system is in question, the system shall be tested as required before being returned to service.

CODE REFERENCES:

- 2015 IFC Section 603.1 - Installation: nonportable fuel-gas appliances and systems shall comply with the International Fuel Gas Code.
- 2015 IFC Section 603.1.2 - Approval: design, construction, and installation of fuel-fired appliances shall comply with the International Fuel Gas Code and International Mechanical Code.
- 2015 IFGC Section 404.9 - Above-Ground Outdoor Piping: piping across roof surfaces shall be elevated, securely supported, and protected from physical damage.
- 2015 IFGC Section 404.11 - Protection Against Corrosion: metallic gas piping exposed to corrosive action shall be protected in an approved manner.

ITEM: 2.10 Portable Fire Extinguishers

- Required portable fire extinguishers serving the proposed occupied area shall be installed, accessible, inspected, and properly tagged.

CODE REFERENCES:

- 2015 IFC Section 906 - Portable Fire Extinguishers

FINAL RE-OCCUPANCY APPROVAL

Before any additional tenant space or portion of Temple Mall is returned to normal occupancy, Building Services and the Fire Marshal's Office should complete final inspections of the proposed occupied area and the building systems serving that area.

- Required fire sprinkler protection is operational and accepted.
- Required fire alarm protection is operational and accepted.
- Means of egress are compliant, illuminated, and unobstructed.
- Immediate electrical and mechanical hazards have been corrected.
- Active water intrusion does not create a life-safety or electrical hazard.
- Required fire-resistance-rated construction and tenant separations are maintained.
- Required Fire Department access and identification are provided.
- No remaining condition presents an immediate threat to occupants.



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ONGOING BUILDING-WIDE CORRECTIVE WORK

Items that do not present an immediate hazard to a specifically approved tenant area may remain subject to an approved corrective-action schedule. This does not waive any code requirement or relieve the owner from completing required building-wide repairs, including roof replacement, permanent water-intrusion correction, gas-piping repairs, building-envelope repairs, and other outstanding deficiencies.

BASIS OF REPORT

This report is based on the documented Temple Mall inspection findings and ongoing Fire and Building inspection comments. It is intended as a critical re-occupancy checklist and does not replace required permits, contractor evaluations, testing, special inspections, engineering evaluations, or other code requirements that may apply to specific repair work.

Progress Update - September 18, 2026

Property	Temple Mall
Address	3111 S. 31st Street, Temple, Texas 76502
Statement date	September 18, 2026
Provided by	Rob Brandenburg - Peggy's Coffee House

PROGRESS UPDATE STATEMENT

STATEMENT FROM ROB BRANDENBURG

Hello everyone,

The purpose of this email is to start a thread of update updates regarding progress at the Temple Mall.

As of this week

A complete annual inspection of the Fire System was completed, accessing all suites, including those occupied by a tenant with an active lease. Only issues found are yellow tag/maintenance. That report has been uploaded to the compliance engine. Those deficiencies will begin to be corrected next week, including, but not limited to, sprinkler heads that have dust on them.

The corrective piping project in the vacant space next to Cotton Patch that we have referred to as the old Piccadilly is complete and all necessary documents have been uploaded to the compliance engine.

All remaining necessary needed Knox Boxes, permanent FDC signage, Riser signage, FACP signage, and Utility Equipment Identification will be available next week and those components will begin towards completion upon arrival.

The vacant space behind Floor & Decor we have deemed the old JCPenney is near completion. The pipe work in done. They are awaiting nitrogen and coordinating with a licensed electrician to power the necessary components for the dry system to operate as designed.

A licensed plumber will begin work on Monday to correct all life safety hazards related to gas and plumbing within the occupiable space of the mall that were found and notated on the recent Code



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Enforcement walk through.

All life safety electrical hazards found on the walk through with code enforcement have been addressed and a bid is being put together to remedy those issues.

-Peggy's Coffee House

Rob Brandenburg

Final Critical Re-Occupancy Requirements - September 8, 2026

Property	Temple Mall
Address	3111 S. 31st Street, Temple, Texas
Report date	September 8, 2026
Prepared by	City of Temple - Building Services Division
Purpose	Establish critical life-safety and code-compliance requirements for Temple Mall.

FINAL RE-OCCUPANCY REQUIREMENTS

1. Purpose and Scope

This report identifies the critical conditions that shall be corrected and accepted by the City of Temple before Temple Mall is approved for full re-occupancy. The requirements focus on immediate life-safety, fire- protection, electrical, mechanical, means-of-egress, and building-envelope conditions that must be satisfactorily addressed before the entire mall is returned to normal occupancy. Full re-occupancy shall not be approved until the applicable building systems are operational, required corrective work has been completed, and no remaining condition presents an immediate hazard to occupants.

2. Critical Re-Occupancy Requirements

ITEM: 2.1 Fire Sprinkler System - Operational

- The automatic sprinkler system serving the proposed occupied area shall be fully operational and free of impairments.
- Defective, corroded, loaded, damaged, improperly positioned, or otherwise deficient sprinkler components shall be repaired or replaced.
- Any sprinkler impairment affecting the area shall be resolved and accepted by the Fire Marshal's Office before re-occupancy.

Code References:

- 2015 IFC Section 901.6 - Inspection, Testing and Maintenance
- 2015 IFC Section 901.7 - Systems Out of Service
- 2015 IFC Section 903 - Automatic Sprinkler Systems



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ITEM: 2.2 Fire Alarm System - Operational

- The fire alarm system serving the proposed occupied area shall be operational and maintained in an approved condition.
- Any red-tagged condition, impairment, or deficiency affecting the area shall be corrected before re-occupancy.

Code References:

- 2015 IFC Section 901.6 - Inspection, Testing and Maintenance
- 2015 IFC Section 907 - Fire Alarm and Detection Systems
- 2015 IFC Section 907.8 - Inspection, Testing and Maintenance

ITEM: 2.3 Means of Egress

- All required exit access, exits, and exit discharge components serving the occupied area shall be clear, unobstructed, and maintained.
- Exit doors shall operate properly and have compliant hardware.
- Required exit signs and means-of-egress illumination shall be operational.

Code References:

- 2015 IFC Section 1003.6 - Means of Egress Continuity / Obstructions
- 2015 IFC Section 1008 - Means of Egress Illumination
- 2015 IFC Section 1010 - Doors, Gates and Turnstiles
- 2015 IFC Section 1013 - Exit Signs

ITEM: 2.4 Electrical Hazards

- Exposed electrical hazards within or serving the proposed occupied area shall be corrected.
- Open splices, missing junction-box covers, open electrical enclosures, improper extension-cord wiring, and similar hazards shall be eliminated.
- Electrical equipment affected by water intrusion, moisture, corrosion, or deterioration shall be evaluated by a Texas-licensed electrical contractor and repaired or replaced as required before occupancy.

Code References:

- 2015 IFC Section 605.1 - Abatement of Electrical Hazards
- 2015 IFC Section 605.4 - Extension Cords
- 2023 NEC Section 110.11 - Deteriorating Agents
- 2023 NEC Section 110.12 - Mechanical Execution of Work
- 2023 NEC Section 314.25 - Covers and Canopies



Inspection Report



ITEM: 2.5 Active Water Intrusion and Roof Conditions

- Active roof or building-envelope leaks that create a hazardous condition or expose electrical, fire-protection, mechanical, or occupied areas to water shall be corrected before re-occupancy of the affected area.
- Roof drains and drainage paths serving the area shall function as intended.
- Open roof or building-envelope conditions that permit continued water intrusion shall be permanently repaired.
- The broader deteriorated roof conditions remain a building-wide corrective item and should continue toward permanent repair or replacement.

Code References:

- 2015 IBC Section 1503.1 - Weather Protection
- 2015 IBC Section 1503.4 - Roof Drainage
- 2015 IFC Section 605.1 - Electrical Hazards

ITEM: 2.6 Mechanical / HVAC Equipment

- Mechanical and HVAC equipment serving an occupied space shall be in a safe operating condition.
- Missing or displaced access panels, electrical covers, equipment guards, and required weather protection shall be restored.
- Affected rooftop equipment shall be evaluated and repaired by a properly licensed contractor before being returned to service.

Code References:

- 2015 IMC Section 301.3 - Listed and Labeled Equipment
- 2015 IMC Section 304.1 - General Installation Requirements
- 2015 IMC Section 306 - Access and Service Space

ITEM: 2.7 Fire-Resistance and Fire/Smoke Openings

- Openings that could permit the uncontrolled passage of fire or smoke shall be repaired.
- Holes in required walls or ceilings, unsealed penetrations, missing components, and similar deficiencies affecting required assemblies shall be corrected.
- Required tenant separation and fire-resistance-rated assemblies shall be maintained.

Code References:

- 2015 IBC Section 703 - Fire-Resistance Ratings and Fire Tests
- 2015 IBC Section 714 - Penetrations
- 2015 IFC Section 703 - Fire-Resistance-Rated Construction



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ITEM: 2.8 Fire Department Access and Identification

- Required Fire Department access shall be maintained to sprinkler riser rooms, fire alarm control equipment, fire department connections, and other fire-protection equipment serving the occupied area.
- Required Knox Box access shall be provided where directed by the Fire Marshal.
- FDCs, riser rooms, fire alarm equipment, and related fire-protection components shall be properly identified.

Code References:

- 2015 IFC Section 506 - Key Boxes
- 2015 IFC Section 509 - Fire Protection and Utility Equipment Identification
- 2015 IFC Section 912 - Fire Department Connections

ITEM: 2.9 Rooftop Fuel-Gas Piping

- All active fuel-gas piping located on the roof shall be inspected by a properly licensed plumbing/gas professional before full re-occupancy.
- Gas piping installed across roof surfaces shall be elevated not less than 3 1/2 inches above the roof surface, securely supported, and located where it is protected from physical damage.
- Piping, fittings, valves, supports, and equipment connections showing corrosion, deterioration, damage, or improper support shall be repaired or replaced.
- Exterior metallic gas piping subject to moisture or other corrosive conditions shall be protected against corrosion in an approved manner.
- Where the condition or integrity of the existing gas system is in question, the system shall be tested as required before being returned to service.

Code References:

- 2015 IFC Section 603.1 - Installation: nonportable fuel-gas appliances and systems shall comply with the International Fuel Gas Code.
- 2015 IFC Section 603.1.2 - Approval: design, construction, and installation of fuel-fired appliances shall comply with the International Fuel Gas Code and International Mechanical Code.
- 2015 IFGC Section 404.9 - Above-Ground Outdoor Piping: piping across roof surfaces shall be elevated, securely supported, and protected from physical damage.
- 2015 IFGC Section 404.11 - Protection Against Corrosion: metallic gas piping exposed to corrosive action shall be protected in an approved manner.

ITEM: 2.10 Portable Fire Extinguishers

- Required portable fire extinguishers serving the proposed occupied area shall be installed, accessible, inspected, and properly tagged.

Code References:

- 2015 IFC Section 906 - Portable Fire Extinguishers



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3. Final Re-Occupancy Approval

Before any additional tenant space or portion of Temple Mall is returned to normal occupancy, Building Services and the Fire Marshal's Office should complete final inspections of the proposed occupied area and the building systems serving that area.

- Required fire sprinkler protection is operational and accepted.
- Required fire alarm protection is operational and accepted.
- Means of egress are compliant, illuminated, and unobstructed.
- Immediate electrical and mechanical hazards have been corrected.
- Active water intrusion does not create a life-safety or electrical hazard.
- Required fire-resistance-rated construction and tenant separations are maintained.
- Required Fire Department access and identification are provided.
- No remaining condition presents an immediate threat to occupants.

4. Ongoing Building-Wide Corrective Work

Items that do not present an immediate hazard to a specifically approved tenant area may remain subject to an approved corrective-action schedule. This does not waive any code requirement or relieve the owner from completing required building-wide repairs, including roof replacement, permanent water-intrusion correction, gas-piping repairs, building-envelope repairs, and other outstanding deficiencies.

5. Basis of Report

This report is based on the documented Temple Mall inspection findings and ongoing Fire and Building inspection comments. It is intended as a critical re-occupancy checklist and does not replace required permits, contractor evaluations, testing, special inspections, engineering evaluations, or other code requirements that may apply to specific repair work.

Engineering Review Update

Update date	October 1, 2026, at 2:30 p.m.
Reference	MKA International Site Summary dated September 29, 2026

ENGINEERING REVIEW UPDATE

City staff has completed an initial review of MKA International's September 29, 2026, Site Summary. The report provides helpful information regarding the conditions observed by MKA, including its finding that the structural system at the locations evaluated showed no signs of distress or degradation. However, the report also states that the evaluation included observations of the roof soffit and structural system at four locations and expressly identifies the Site Summary and its opinions as preliminary and subject to further review and analysis in preparation of MKA's final report.



Inspection Report



Before the City completes its review, we would appreciate MKA addressing the following items in its final report:

1. Scope of Evaluation: Whether the locations evaluated are sufficient and representative for MKA to provide an opinion regarding the structural condition of the mall as a whole, or whether additional areas should be evaluated.
2. Suitability for Occupancy: Whether, based on MKA's evaluation, there are any structural conditions that would preclude occupancy of the building or any portion of the building.
3. Water Intrusion: Whether the indications of potential water intrusion identified in the report have resulted in structural deterioration requiring corrective work and whether continued water intrusion presents a concern to the structural system. The Site Summary notes that the roof is an aged assembly and shows indications that water may enter the building envelope.
4. Recommended Corrective Measures: Identification of any structural repairs, corrective measures, monitoring, or other work recommended by MKA, including whether any such work should be completed prior to occupancy.
5. Final Engineering Report: A final engineering report, signed, dated, and sealed by the Texas-licensed professional engineer responsible for the evaluation, providing MKA's final professional conclusions regarding the structural condition of the building and addressing the items identified above.

Since the document provided to the City is identified as a preliminary Site Summary and indicates that MKA's opinions may be modified through further review and analysis, the City will need the final signed and sealed engineering report before relying upon the engineer's conclusions as part of its consideration of a Temporary Certificate of Occupancy. The Site Summary itself also indicates that MKA intends to issue a final report.

As discussed previously, the structural evaluation is one component of the City's review. City staff is also scheduled to inspect the mall tomorrow afternoon to determine the current status of the remaining life-safety items.

Once that inspection is completed and we have received and reviewed the final engineering report, we will be in a better position to identify any remaining requirements and determine whether the mall has reached the point where a Temporary Certificate of Occupancy can be considered.

Thank you for your continued coordination.



Inspection Report



Roof Leaks

Inspection

October 1, 2026, at 2:30 p.m.

ROOF LEAK OBSERVATIONS

During the inspection, staff observed multiple roof leaks in Planet Fitness, the main mall area, Casa Ola, and numerous other tenant units across the mall. The observations indicate that water intrusion remains an ongoing issue in several areas of the property.

Due to time constraints, staff inspected only a limited portion of the mall. This visit was not a comprehensive inspection of all tenant units or roof areas, and the findings reflect the areas observed during the limited inspection.

Rob advised staff that electrical issues are still being addressed and that work will continue on Monday, October 5, 2026. This statement is a reported progress update and does not confirm completion or acceptance of the electrical corrective work.



Photo 1 - Planet Fitness: bucket and wet-floor warning near exercise equipment.



Photo 2 - Darkened area on flooring.



Inspection Report



Photo 3 - Wet-floor warning in an interior circulation area.



Photo 4 - Interior ceiling with an open ceiling panel area.



Photo 5 - Interior ceiling and recessed light.

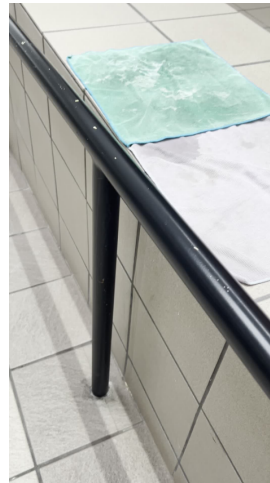


Photo 6 - Still from IMG_0426.mov showing towels on an interior surface.



Roof Leaks - Additional Photographic Documentation

SUPPLEMENTAL PHOTOGRAPHS AND VIDEO STILLS



Photo 7 - Water on the tiled floor around a floor drain.
Source: IMG_2639.JPEG.



Photo 8 - Moisture visible on equipment and surfaces in an interior storage area. Source: IMG_2643.JPEG.



Roof Leaks - Additional Photographic Documentation



Photo 9 - Staining across ceiling tiles near lighting and an emergency light. Source: IMG_2648.JPEG.



Photo 10 - Video still showing ceiling tiles and light fixtures. Source: IMG_2644.MOV.



Inspection Report



Roof Leaks - Additional Photographic Documentation

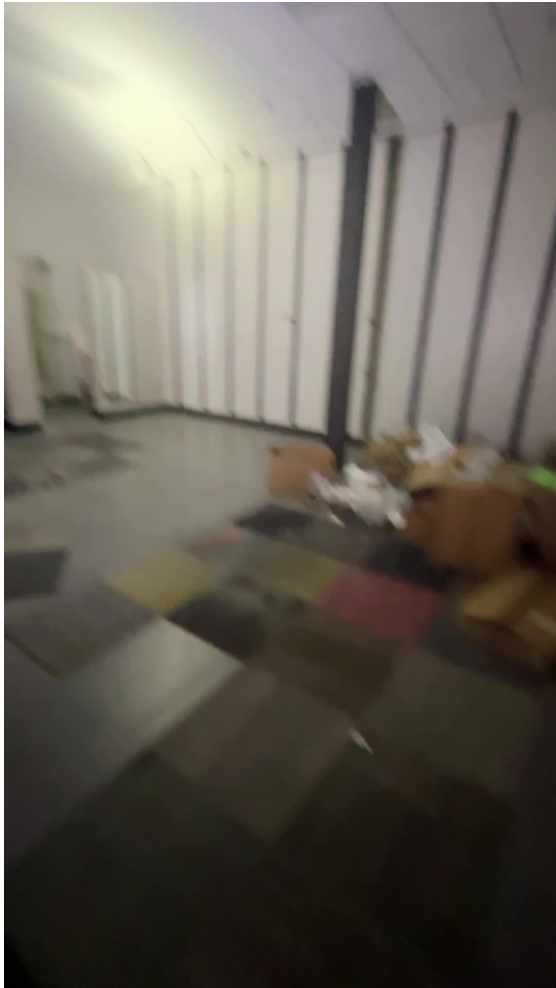


Photo 11 - Video still showing water on an interior floor.
Source: IMG_2645.MOV.

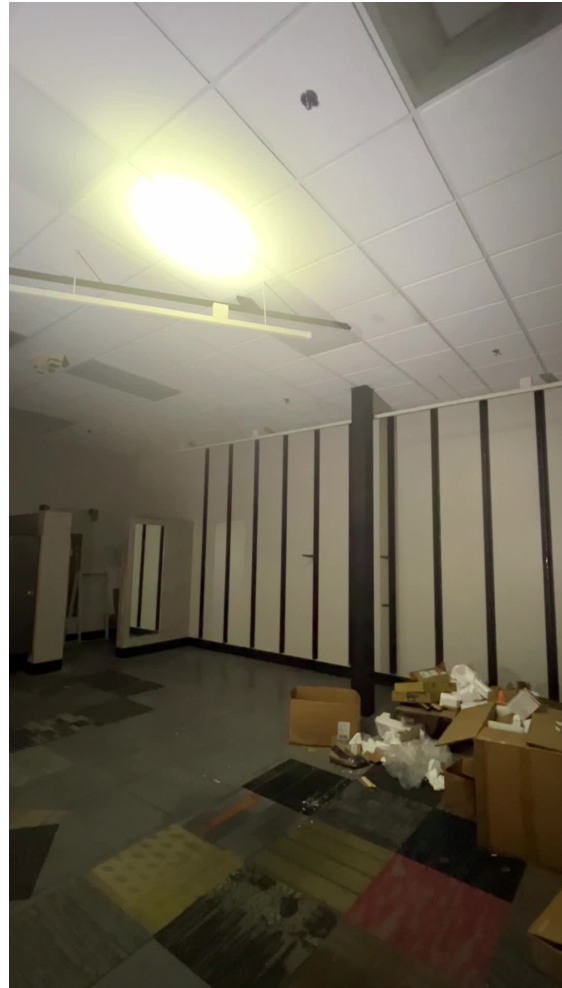


Photo 12 - Video still showing interior ceiling, flooring and stored materials. Source: IMG_2646.MOV.