



FIRE ESCAPE ENGINEERS

A MEMBER OF THE FIRE ESCAPE SERVICES NETWORK

PRE-LOAD TEST EVALUATION RESULTS

FAILED MAJOR

Life Safety Issues DO NOT Exist



PERFORMED AT: **C**
side
29-33 Newbury St Boston MA

AUTHORITY HAVING JURISDICTION:
NEIL SULLIVAN

INSPECTION DATE **January 14 2025**
REPORT DATE **March 10 2025**
REPORT EXPIRES **April 10 2025**

PREPARED BY:
FIRE ESCAPE ENGINEERS

NOT to be used as a Construction Control Document unless noted and Formal Repair Report attached.

This document expires 30 days from date of delivery to owner/agent via email or mail unless Design Professional or Other are retained for Engineer Oversight in writing.

PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

C 29-33 Newbury St Boston MA
side

Jan 14 2025
Site Inspection Date

pg 2



| Overall Structural | Overall Paint | Supports/ Cement | Grating/ Platforms | Rails | Stringers | Treads | Cantilever/ Balanced | Fixed Ladder | Cement Pads & Footings | Catwalk | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|------|
| <input type="checkbox"/> Life Safety (LS) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> Imminent Safety Hazard (ISH) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> Missing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| <input type="checkbox"/> PreExisting NonConforming (PENC) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input checked="" type="checkbox"/> Poor/Fail | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> PASS other evidence of strength | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> Not Applicable (N/A) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 50% | Percent Fail | 50-75% | 25% | 50-75% | 25-50% | 25% | 50% | N/A | N/A | 75-100% | 100% |

2022 IFC 1104.16.5.1 Fire escape stairs must be examined every 5 years by a design professional or others acceptable to the Authority Having Jurisdiction and inspection report must be submitted to the AHJ.

IBC 1001.3.3 All fire escapes shall be examined and/or tested and certified every five years by a design professional or others acceptable who will then submit an affidavit city official.

ICC 2015 104.7.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional

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Paint Requirements - Surface rust, sealant, and greasing:

- 1) The fire escape system is made of:
- | | | | | | | | | | | |
|--|--|---|-----------------------------------|--------------------------------|--------------------------------|--|---|----------------------------------|---|--------------------------------|
| <input checked="" type="checkbox"/> IRON/STEEL | <input type="checkbox"/> METAL (OTHER) | <input type="checkbox"/> WOOD | <input type="checkbox"/> MASONRY | <input type="checkbox"/> GLASS | <input type="checkbox"/> MIXED | <input type="checkbox"/> H. DEPOT LADDER | <input checked="" type="checkbox"/> PAINTED | <input type="checkbox"/> STAINED | <input type="checkbox"/> MEMB | |
| <input type="checkbox"/> ALUMINUM | <input type="checkbox"/> STEEL & WOOD | <input type="checkbox"/> WOOD/COMPOSITE | <input type="checkbox"/> CONCRETE | <input type="checkbox"/> BRICK | <input type="checkbox"/> TILED | <input type="checkbox"/> NO FE ON THE BLDG | <input type="checkbox"/> GALVANIZED | <input type="checkbox"/> PRIMED | <input type="checkbox"/> PRESSURE TREATED | <input type="checkbox"/> OTHER |

2) This Fire Escape System is maintained/painted/stained and/or weatherproofed. **Fail Major**

Overall Paint FAIL. Lack of routine maintenance requiring Full scrape, prime, seal, and paint.

3) The owner is notified, by email or hand delivered, that EPA Lead Paint Rules apply because the FE system was built before 1978. **Fail**

Overall Paint FAIL: EPA rules apply for Lead Paint 1978. Renovator's license required. Welding not approved as repair method.

Structural Requirements - internal rust, rebolting, reinforcement and replacement:

4) All welds PASS by visual observation only, unless noted: re-bolted, x ray or load tested are structurally sound having NO internal rust jacking, external surface rust and/or material deterioration. **Fail Minor**

Overall Minor Structural Welds FAIL. Some are suspect and require reinforcement (re-bolt).

5) Overall - fire escape system **Fail Major**

is structurally sound having NO internal rust jacking, external surface rust and/or material deterioration.

Overall Major Structural FAIL. Internal rust causing Rust Jacking (RJ) of all suspect connections.

6) Footings/Piers **Fail Major**

are structurally sound having NO internal rust jacking, external surface rust and/or material deterioration - NO heaving or sinking

Overall Major Structural Footing FAIL. All cement connections require repairs and sealed with water sealant.

7) Walls of attached fire escape system - by visual observation only on date of evaluation appear to be structurally sound having NO material deterioration - NO structural cracks/deterioration, deflection or bulging **Pass RLT**

Overall Structural Walls PASS.

8) Supports into masonry wall **Fail Minor**

are structurally sound having NO material deterioration - NO structural cracks/deterioration, rust jacking, deflection or spauling

Overall Minor Structural Supports (bracket, thru-bolt, legs) FAIL: Undersized hardware, rust jacking in gussets.

9) Thru bolts into wood structure or masonry walls **N/A**

are structurally sound having NO material deterioration - NO structural cracks/deterioration, rust jacking, deflection or wood rot

Not Applicable

10) Platforms, Slats, Grating, Mesh, Cement, Cast Iron, Wood and Angle and or Steel Frame **Fail Major**

are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust or wood rot

Overall Major Structural Platforms, Slats, Grating FAIL. All grating spacers are suspect from internal rust.

11) Stair Stringers, Upper & Lower Hanger Clips **Fail Minor**

are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust or wood rot

Overall Minor Stair Stringers FAIL. Reinforce/ re-bolt upper and lower clips to platforms.

12) Stair Treads: Plate, Slats, Grating & Bolts and/or Welds **Fail Major**

are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust or wood rot

Overall Major Structural Treads FAIL. Internal rust causing Rust Jacking (RJ) of all suspect connections.

13) Railings - on platforms, stairs & catwalks **Fail Major**

are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust or wood rot

Overall Major Structural FAIL. Internal rust causing Rust Jacking (RJ), all connections suspect.

14) Fixed Ladders to Roof and/or to Grade & Bolts and/or Welds **N/A**

are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust or wood rot or spauling

Not Applicable

15) Balanced Ladders: Bolts and/or Welds, Weight, Release Mechanism and other components **N/A**

are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust and are to grade/public way

Not Applicable

16) Cantilevers: Bolts and/or Welds, Weight Box, Release Mechanism and other components **N/A**

are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust and are to grade/public way

Not Applicable

17) Catwalks & Bolts and/or Welds **Missing**

are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust and lead to the fire escape and completes to grade

Catwalk is missing in multiple locations.

PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

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side

Code Requirements - Fabrication, Installation, Modification, and Code Upgrades

18) All fabrication, installation and maintenance of fire escape is to code and met industry standards on date of installation.

Code

Design and Fabrication did not meet code standards on date of installation.

19) There are **NO** pre-existing non-conforming issues requiring AHJ notification for approval.

Code

AHJ approval required.

20) All components: doors, windows, window guards, cages and gates are single action requiring no special knowledge, no keys and no obstruction and lead to public way

Pass

Design and Fabrication met code standards on date of installation.

21) All electrical power is 10 feet or more away from fire escape or covered to code.

Pass

Design and Fabrication met code standards on date of installation.

22) Overall the fire escape is not illuminated due to pre-existing code on date of install.

Code

Overall Code Issues: NO illumination visible. Local Ordinance may apply to upgrade egress lighting.

23) Overall fire escape system has no interior or exterior obstructions such as a/c units, plants, bikes, trash etc.

Pass

Overall Code Issues: NO Obstructions.

24) Overall fire escape system has no storage of flammables or code restricted items on, in or

Pass

Overall Code Issues: NO Flammables on or under system i.e. BBQ or anything powered by gasoline.

25) Do all egress systems allow for clear and legal access to public fairway or dispersal area?

Pass

Overall Code Issues: NOT Blocked and has access to public way.

ALL FIRE ESCAPES MUST BE STRUCTURALLY SOUND AND KEPT PAINTED AS PER CODE. Structural connections must be free of all internal rust and sealed from water intrusion. Spot paint every 3-5 years, full paint every 7-10 years and maintain sealant on all critical structural connections.

IFC 1104.16.5.1 Fire escape stairs must be examined every 5 years by a design professional or others acceptable to the Authority Having Jurisdiction and inspection report must be submitted to the AHJ. IBC 1001.3.3 All fire escapes shall be examined and/or tested and certified every five years by a design professional or others acceptable who will then submit an affidavit city official. NFPA LIFE SAFETY CODE 101 7.2.8.6.2 The Authority Having Jurisdiction (AHJ) shall approve any fire escape by Load Test or Certification (other evidence of strength). ICC 104.7.2 Technical assistance. The fire code official is authorized to require the owner or agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a specialist or a fire safety specialty organization acceptable to the fire code official to analyze the fire escape and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional. OSHA 1910.37 Exit routes must be maintained during construction, repairs, alterations or provide alternative egress with equivalent level of safety. (permit issued if egress is certified or with egress scaffolding) All insurance companies: All final certifications to AHJ (load tested or other evidence of strength) must be submitted for acceptance by insurance company to avoid coverage issues.

PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

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1. Overall Structural:

Poor/Fail

50%



2. Overall Paint:

Poor/Fail

50-75%



3. Code:

Issues Exist

25%

This pre load test evaluation was requested at this location to confirm that the fire escape system is structurally sound and has been kept painted as is required by code. Certification can be done by load test, other evidence of strength or an opinion affidavit with a disclaimer of liability waiver form. This is a five story brick building with a fire escape system made of painted steel and consisting of crossover platforms and stairs to grade. This system did not pass due to the following major issues:

Supports - Existing 3/8" hardware on structural supports is undersized by modern standards and should be replaced with minimum 1/2" Grade 5 or A307 bolts to meet safety compliance; signs of internal rust and potential section loss were observed.

Grating/ Platforms - Severe rust jacking was detected at platform connections and spacers, indicating trapped moisture causing expansion.

Rails - Several railings are structurally deficient, with loose or deteriorated fasteners, and lack the required lateral strength to withstand the 200 lb. horizontal load test.

Stringers - Internal rust is causing rust jacking in stringer clip connections.

Treads - Rust jacking and deterioration in the spacers are present in numerous treads, increasing the risk of structural failure; securing all treads with bolted connections rather than welds is recommended.

Catwalk - Missing catwalks at the roof and second floor need installation to restore proper egress functionality.

Cement/ Footings - The load-bearing masonry wall supporting the fire escape is deteriorating, creating a high-risk failure point; temporary shoring may be necessary during repairs, and epoxy injection or repointing may be required for structural stability.

SEE VIDEO-PHOTO EVALUATION FOR MORE DETAILED INFORMATION * THIS IS NOT A CONSTRUCTION CONTROL DOCUMENT

Overall the paint FAIL: Full paint on system required after repairs. Recommend to power wash and seal all major joints to prevent water intrusion into structural connections.

Fire Escapes, must be maintained/ painted every 5-7 years as per manufactures recommendation.

Our inspector found code issues related to AHJ (Authority Having Jurisdiction) or PENC (pre-existing non-conforming) requirements for this Fire Escape system.

- Missing catwalk in two locations
- Lighting may require upgrade to satisfy code requirements.



PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

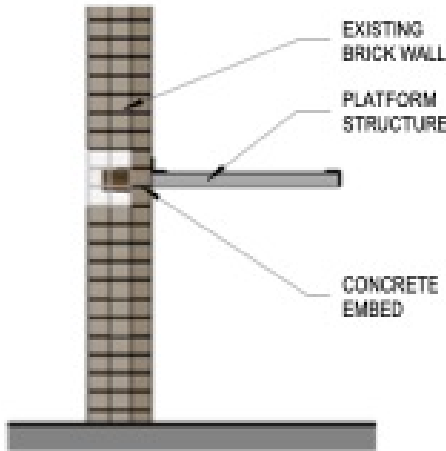
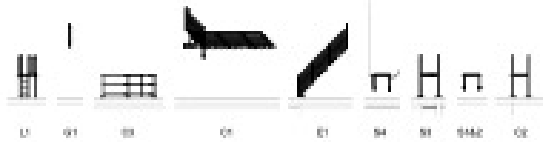
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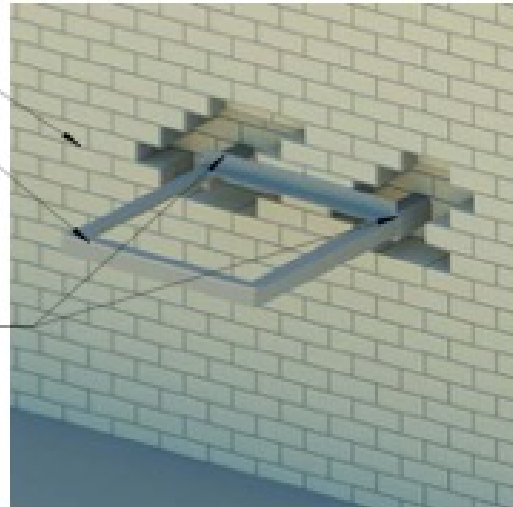
STRUCTURAL SUPPORT COMPONENTS



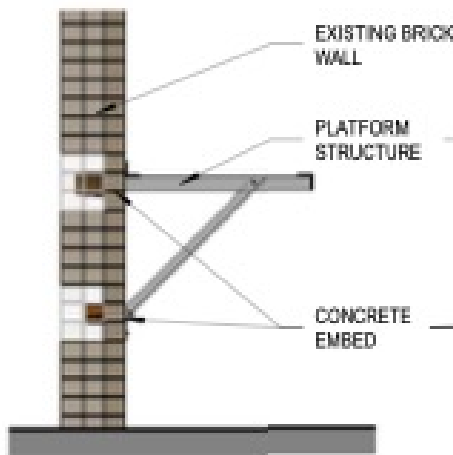
INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS



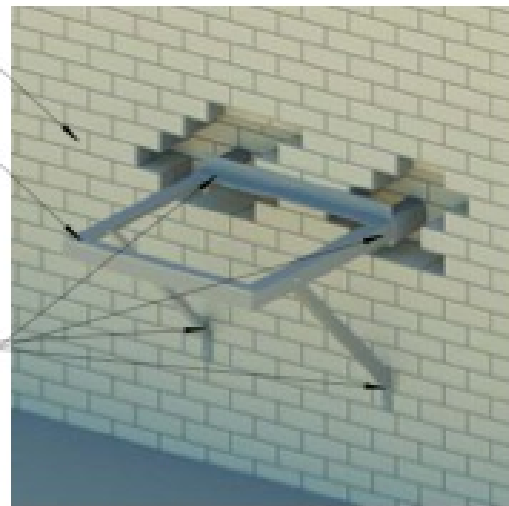
1 S1-BALC-WITH-BRACKET
SCALE: 3/8" = 1'-0"



7 S1-3D-EVAL-RENDERING-BALCONY-NO-BRACKET
SCALE: 1/2" = 1'-0"



3 S2-BALC-WITH-BRACKET
SCALE: 3/8" = 1'-0"



4 S2-3D-EVAL-RENDERING-BALC-BRACKET
SCALE: 1/2" = 1'-0"

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STRUCTURAL SUPPORT COMPONENTS

S1&2

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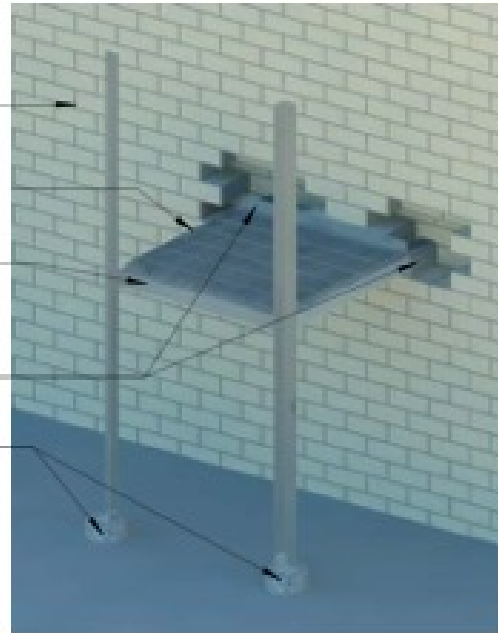
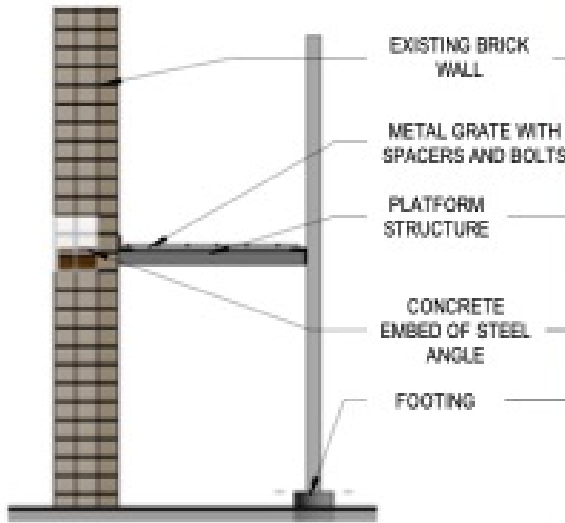
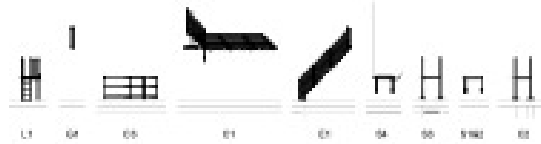
PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

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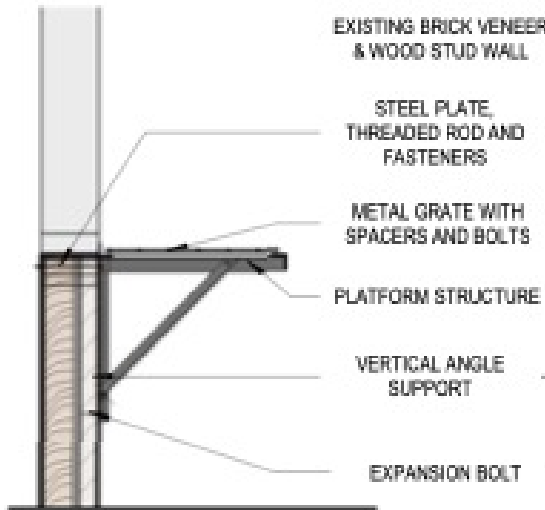


INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS



1 S3-BALC-WITH-POST-TO-GROUND
SCALE: 3/8" = 1'-0"

2 S3-3D-RENDERING-BALCONY POST TO GROUND
SCALE: 12" = 1'-0"



3 S4-BALC-WITH-THRU BOLT & PLATE
SCALE: 3/8" = 1'-0"

4 S4-3D-EVAL-RENDERING-BALC-WITH THRU BOLT
SCALE: 12" = 1'-0"

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STRUCTURAL SUPPORT COMPONENTS

S3&4

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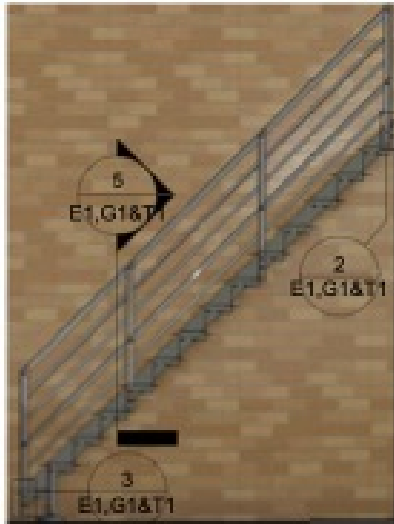
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PLATFORM and STAIRS COMPONENTS



INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS



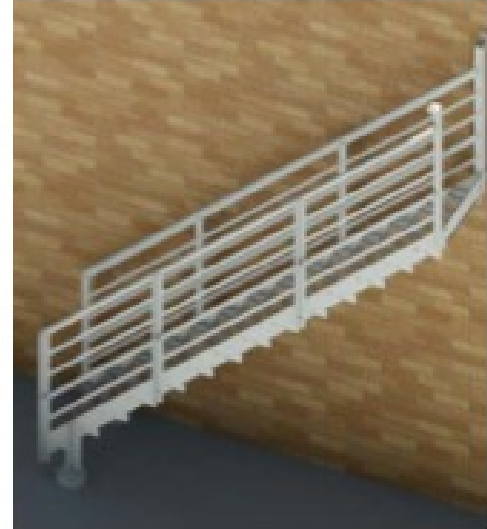
1 E1-STAIR TYPICAL
SCALE: 1/4" = 1'-0"



2 E1-TOP
SCALE: 3/4" = 1'-0"



3 E1- BOTTOM
SCALE: 3/4" = 1'-0"

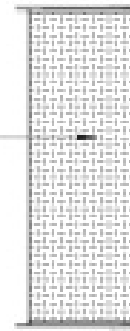


4 E1- 3D-EVAL-RENDERING-STAIR TYPICAL
SCALE: 1/2" = 1'-0"

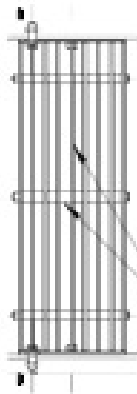


5 T1- TREAD
SCALE: 1" = 1'-0"

CHECKER PLATE TREAD MAKE
24"x24" GRATING COMPONENT.
CISO WILL TELL WHETHER ITS A
CONCRETE GRATE OF
CHECKER PLATE

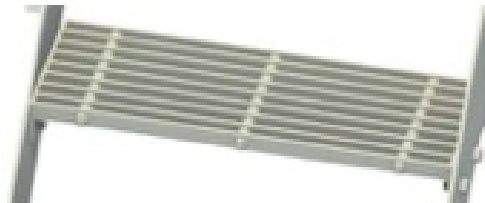


7 T2 CHECKER PLATE TREAD - PLAN
SCALE: 1" = 1'-0"



6 T1 HISTORIC TREAD - PLAN
SCALE: 1" = 1'-0"

BAR GRATE WITH
SPACES AND A THRU
BOLT



10 G1-3D-EVAL-TREAD
SCALE: 1/2" = 1'-0"

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TREAD & GRATING COMPONENTS

E1,G1&T1



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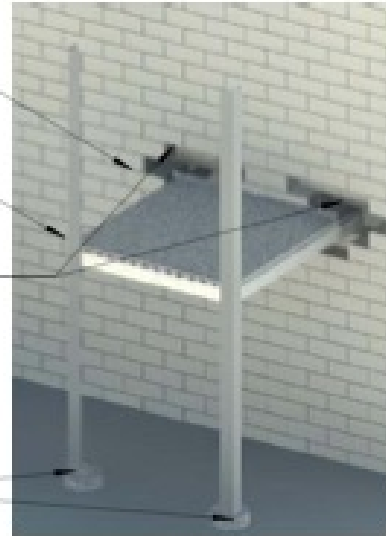
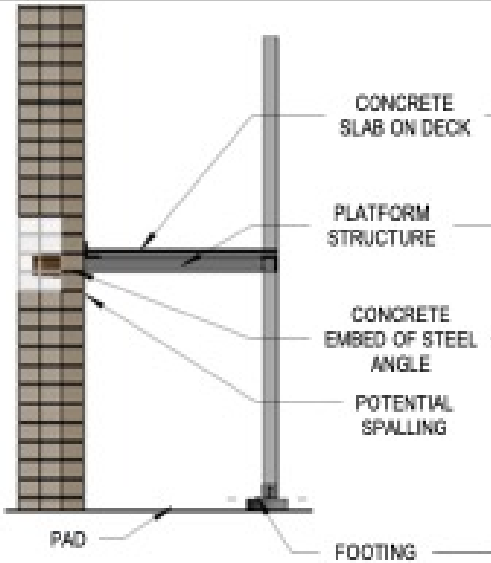
C 29-33 Newbury St Boston MA
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CEMENT SLAB, FOOTING & PAD COMPONENTS

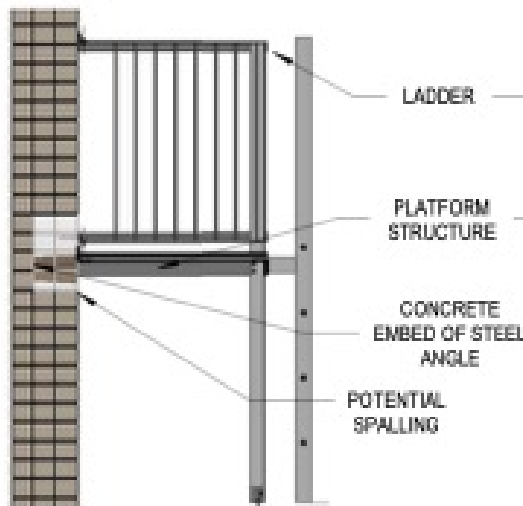


INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS



1 C2-CEMENT SLAB, FOOTING AND PAD
SCALE: 3/8" = 1'-0"

2 C2-3D-EVAL-CONCRETE FOOTING
SCALE: 12" = 1'-0"



3 L1-BALCONY AND LADDER
SCALE: 3/8" = 1'-0"

4 L1-3D-EVAL-BALCONY & LADDER
SCALE: 12" = 1'-0"

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CEMENT SLAB, FOOTING & PAD

C2 L1

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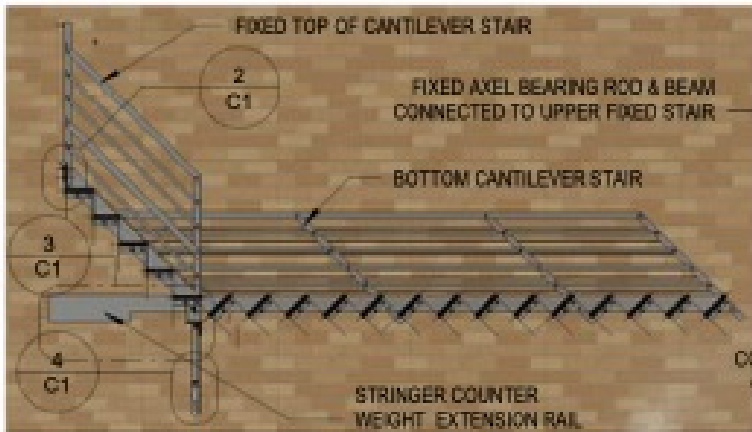
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CANTILEVER STAIRS



INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS



1 C1-STAIR CANTILEVER
SCALE: 1/4" = 1'-0"

6 C1-ENLGD. 3D BEARING ROD
SCALE:



LOWER CANTILEVER
STAIR RELEASE ROD
AND PUSH BAR

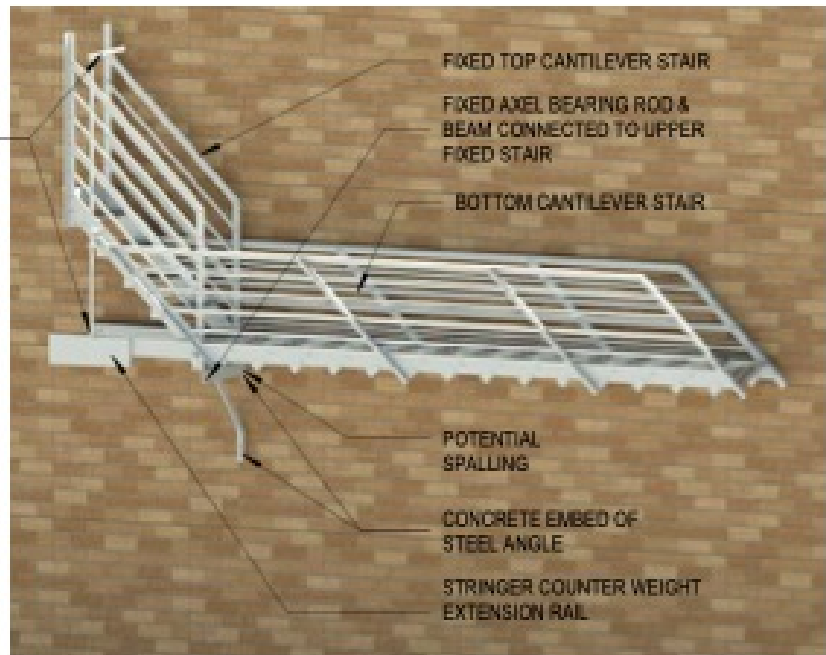
2 C1-TOP
SCALE: 1/2" = 1'-0"



3 C1-BEARING ROD
SCALE: 1/2" = 1'-0"



4 C1-BRACKET BOTTOM
SCALE: 1/2" = 1'-0"



7 C1-3D-EVAL-RENDERING-STAIR CANTILEVER
SCALE: 1/2" = 1'-0"

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CANTILEVER STAIRS

C1

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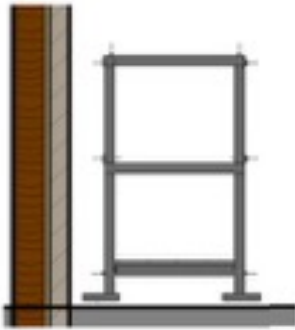
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CATWALK COMPONENTS



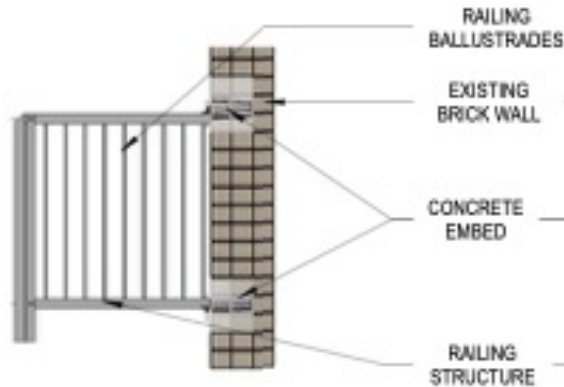
INITIAL EVALUATION
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EXISTING CONDITIONS



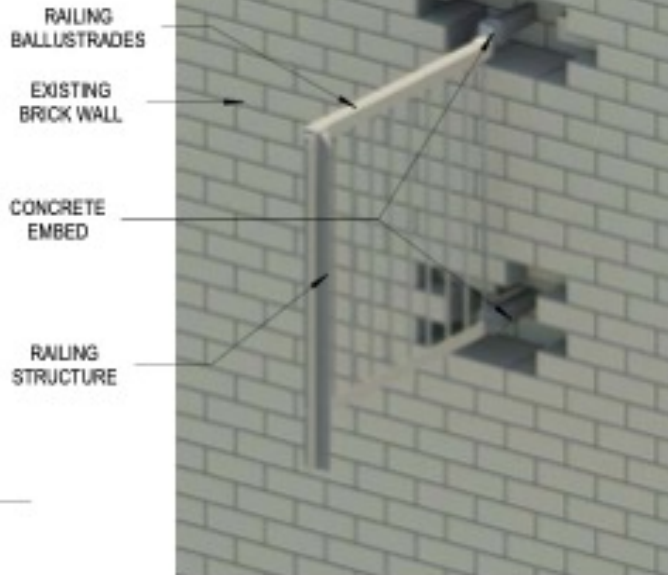
1 C3-CATWALK AND COMPONENTS
SCALE: 3/8" = 1'-0"



2 C3-3D-EVAL-RENDERING-CATWALK
SCALE: 1/2" = 1'-0"



4 E2-RAIL WITH EMBED
SCALE: 3/8" = 1'-0"



6 E2-3D-RENDERING-RAILING
SCALE: 1/2" = 1'-0"

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CATWALK COMPONENTS

C3&E2

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C 29-33 Newbury St Boston MA
side

29-33 Newbury St
Site Address

Sal Monteneri
Owner or Owner Agent

Boston MA 02116
City State Zip Code

(617) 728-2759
Phone fax

smonteneri@dlsaunders.com
email

FE Structural Format **DL Saunders**
Crossover Balcony Owner or Owner Agent Company

Location **C** Mailing Address

FE Made Of **Boston MA**
Steel City State Zip Code

Stories **4** Phone fax

of FEs on building **3** website

Boston MA 1010 Massachusetts Ave Boston MA 02118
Authority Having Jurisdiction Address City State Zip Code

neil.sullivan@boston.gov 617-961-3434 N/A
email Phone fax Violation Number WRITTEN VIOLATION VERBAL N/A

Repair/Paint Vendor or Owner/Agent acceptable by AHJ to repair/paint fire escapes:

Repair Vendor or Agent: Company Name Repair Vendor or Agent: Contact Name License Number Repair Permit Number

This document is a. a Pass/Fail Report (not to be used as a construction control document)
OR b. a Fail Report with attached repairs report (with photos/drawings and repairs criteria as required for permit if permit is needed)

To the best of my Information, Knowledge, Belief and Opinion that the following statements are true and apply regarding this Fire Escape System as of the date of evaluation above.

Indicate inspection was done by:

- a. a visual walk through of the Fire Escape System all accessible areas only. NO Load Test or destructive testing was performed. Safety hammer testing, scraping, poking, and chipping are all part of visual observation and resulting damage is owner's responsibility to repair or maintain.
- b. an Evaluation of the Fire Escape System from the ground, with or without the use of visual aid, due to NO ACCESS or UNSAFE STRUCTURE WITH LIFE SAFETY ISSUES.

Fire Escape Passed? FAILED MAJOR **Life Safety** Life Safety Issues DO NOT Exist

- The System is Certified by Load Test done by Engineering/Testing Agency at 100 lbs per sq foot.
- The System is Certified by Other Evidence of Strength (by full restoration or NEW) in lieu of load test.
- The System is Certified by Opinion Affidavit, accepted by AHJ as ready for use with opinion disclaimer of liability.
- Inspection/Evaluation determined the System FAILED. It is NOT structurally sound and/or painted.

ALL FIRE ESCAPES MUST BE STRUCTURALLY SOUND AND KEPT PAINTED AS PER CODE. Structural connections must be free of all internal rust and sealed from water intrusion. Spot paint every 3-5 years, full paint every 7-10 years and maintain sealant on all critical structural connections.

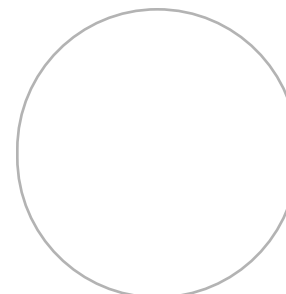
IFC 1104.16.5.1 Fire escape stairs must be examined every 5 years by a design professional or others acceptable to the Authority Having Jurisdiction and inspection report must be submitted to the AHJ. IBC 1001.3.3 All fire escapes shall be examined and/or tested and certified every five years by a design professional or others acceptable who will then submit an affidavit city official. NFPA LIFE SAFETY CODE 101 7.2.8.6.2 The Authority Having Jurisdiction (AHJ) shall approve any fire escape by Load Test or Certification (other evidence of strength).

Francisco Meneses Design Professional or Other Name CS-94862 License Number Jan/07/26 License Expires Date
866-649-0333 Phone 888-895-7507 fax Site Inspection Date
info@fireescapeengineers.com email 5897 Case ID

Fire Escape Engineers Design Company or Other Company Name
616 Washington St Address
Lynn MA 01901 City State Zip Code

X

peer reviewed by Fire Escape Engineer Francisco Meneses





PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

C 29-33 Newbury St Boston MA
side

Jan 14 2025
Site Inspection Date

Responsible Party Assignment as per Code

Fire Escape Inspectors Oversight Options:

Further information for each option you may have interest in will be sent with a formal proposal upon request. Please reach out after reviewing these options with any questions or concerns. A signature is required with a 35% deposit to initiate any option.

Project Management Oversight (PMO): Oversee our network Vendor, or a Vendor of your choice, to do the work necessary to bring your fire escape into compliance and is certified by a final examination (a Load Test may still be required). Technical Repair report written for project. 3 to 5 Visits with a design professional. Zoom meeting to review all repairs and methodology with the chosen vendor is included. Pictures or video supplied by the vendor on a daily basis. unlimited phone calls or Facetime. Includes final certification. Can be a standalone service if you choose your own vendor.

Vendor Management Oversight: Oversee our Network Vendor, or a Vendor of your choice (who is a fully experienced fire escape technician), to do the work necessary to bring your fire escape into compliance and is certified by a final examination (a Load Test may still be required). Zoom meeting to review all repairs and methodology with the chosen vendor is included. Pictures or video supplied by the vendor on a daily basis. Unlimited phone calls or Facetime. Includes final certification. Can be a standalone service if you choose your own vendor.

Load Test: A stand-alone Load Test can be performed with a Deficiency Report (identifying outstanding distressed conditions not repaired or repaired poorly) if you choose your own vendor for the repair process. A Load Test is performed at 100 lb. per square foot and 200 lb. Lateral force on all railings. Weight used depends on square footage calculated A 5-year certification will be issued for one inspection cycle only.

Fire Escape Services: Restoration - Repairs - Repainting 4 Option Pricing

N/A

Full Restoration and Full Paint: Restoration will begin shortly after Emergency Repairs are completed if needed. All major structural connections will be cleaned, primed, sealed, and re-bolted. Any components with more than 25% material in any area will be reinforced or replaced. All Minor connections with internal rust will also be treated in the same manner. All Surface Rust is scraped, primed, sealed with a 50-year paintable silicone, and a full topcoat is applied following EPA Lead guidelines (DTM or Oil Base). After final examination by our Inspector (approved by AHJ) a certification with a 15-25-year structural warranty will be issued. This service will negate any future Load test requirement for up to 25 years with AHJ approval. Includes PMO

Spot Restoration and Full Paint All major connections with excessive internal rust will be cleaned, primed, sealed, and re-bolted. Any minor connections with excessive internal rust will be treated the same. Any components with more than 25% material in any area will be reinforced or replaced. There will be an Integrated Load Test and Dynamic Stress Test to components that were not restored. All Surface Rust is scraped, primed, sealed with a 50-year paintable silicone, and a full topcoat is applied following EPA Lead guidelines (DTM or Oil Base). After final examination by our Inspector (approved by AHJ) a certification with a 10-year structural warranty will be issued on only work performed. The cost of the Spot Restoration can be credited towards a Full Restoration within 5 years (price adjusted for inflation and labor rates at that time), some restrictions may apply. Includes Integrated Load Test and Dynamic Stress Test to components. Includes PMO.

Spot Repair and Spot Paint: Only distressed, extremely poor welding, and/or broken connections will be repaired as needed. Critical deteriorated material will be reinforced or replaced as needed. The entire system will be certified (for 5-years only) by a Full Load Test and Dynamic Stress Test. A Spot Paint includes scraping and priming: loose or peeling paint, surface rust, and repaired areas. A spot topcoat is applied following EPA Lead guidelines. No warranty is offered. Includes Load Test and Dynamic Stress Test to components. Includes VO.

PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

C 29-33 Newbury St Boston MA
side

Jan 14 2025
Site Inspection Date

Repair Vendor Verification of Licenses - Insurance - References

REPAIR VENDOR REVIEW FORM

Repair/Paint Vendor or Owner/Agent acceptable by AHJ to repair/paint fire escapes:

| | | | |
|--------------------------------------|--|--|--|
| Repair Vendor or Agent: Company Name | Repair Vendor or Agent: Contact Name | License Number | License Expires Date |
| Address | Phone | fax | Repair Permit Number |
| City | State | Zip Code | email |
| Repairs Completion Date | Repair Co. EPA Renovator's License and Expire Date | Repair Co. Workmans Comp Insurance and Expire Date | Repair Co. Liability Insurance and Expire Date |

Repair/Paint Vendor or Owner/Agent References:

| | | |
|----------------|-------|---------|
| Reference Name | Phone | Remarks |
| Reference Name | Phone | Remarks |
| Reference Name | Phone | Remarks |

The Authority Having Jurisdiction (AHJ), the Design Professional (or other acceptable to AHJ) and the Owner/Agent of the Fire Escape System ALL require proof of the the following:

- 1) Business License
- 2) Construction License
- 3) EPA Renovator's License (when Fire Escape System has Lead Paint)
- 4) Workman's Compensation Insurance
- 5) Liability Insurance

All permits, if required, have to be signed off by AHJ before release of the Certification of the Fire Escape System.

All work performed by owner/agent, non-licensed and or uninsured individuals may be rejected if not to industry standard. Additional fees and documentation may be required in these cases before release of the Certification of Fire Escape System otherwise others may certify at their own risk.

All parties must sign a disclaimer if no load test is performed or no other evidence of strength is achieved.

Vendor Estimate with Costs Breakdown

29-33 Newbury St Boston MA
Project Address

| Total Amount | Structural Repairs Amount | Paint Amount | Engineer Oversight Amount | Load Test Amount |
|--------------|---------------------------|--------------|---------------------------|------------------|
|--------------|---------------------------|--------------|---------------------------|------------------|

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A formal proposal contract will replace this form of verbal acceptance of costs, terms and conditions.

PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

C 29-33 Newbury St Boston MA
side

Jan 14 2025
Site Inspection Date

