



Sal Monteneri  
39-45 Newbury St (Roof  
Elevator room)  
5901 MA 02116  
Case Number

Location E2  
# of FEs on building 2  
Stories 6  
Jason Ivy  
Inspector

Steel & Wood  
Catwalk

Jan/29/25  
Inspection Date  
Mar/10/25  
Report Date  
Apr/10/25  
Report Expires

# FAILED MINOR

## Life Safety Issues DO NOT Exist

### PAINT

1. Is the fire escape painted and being maintained and protected from internal and external rust?

Fail

2. EPA Lead Safe Regulation 745.82 & 745.85 prohibit welding on lead painted fire escapes. Was this system built after 1978 and is the Owner/Agent aware of regulations that apply?

N/A

### STRUCTURAL

3. Do all Cantilevered, Embedded, or Legs to Grade appear to be structurally sound, properly connected, able to pass by Load Test or Other Evidence of Strength, and are free of any Internal Rust or Rust Jacking?

Fail Minor

Thru Bolts  Epoxy Bolts  Sleeve Anchors  Lag Bolts  Post Cleats

4. Are all Anchoring Systems, Mechanical Connections, and/or Cement Connections into masonry secure are free of internal rust, rust jacking, and/or cement spalling?

Pass

5. Do all welded connections appear to be certified and free of porosity, excessive surface and/or internal rust, and are not suspect in any way?

Pass

6. Do all Gratings and Platforms appear to be structurally sound, properly connected, able to pass by Load Test or Other Evidence of Strength, and are free of any Internal Rust or Rust Jacking?

Pass

7. Do all Railings appear to be structurally sound, properly connected, able to pass by Load Test or Other Evidence of Strength, and are free of any Internal Rust or Rust Jacking?

Pass

8. Do all Stringers appear to be structurally sound, properly connected, able to pass by Load Test or Other Evidence of Strength, and are free of any Internal Rust or Rust Jacking?

Fail Minor

9. Do all Treads appear to be structurally sound, properly connected, able to pass by Load Test or Other Evidence of Strength, and are free of any Internal Rust or Rust Jacking?

Fail Minor

10. Do all Cement Pads and Footings appear to be structurally sound, properly constructed and installed, and are free of spalling, fissures, or covered by ground cover or debris?

Fail Minor

11. Are Cantilever Stairs, Balanced Ladders, and/or Accordion Ladders be structurally sound, properly constructed and installed, and operate properly?

N/A

12. Do all Fixed Ladders or Stairs appear to be structurally sound, properly connected, able to pass by Load Test or Other Evidence of Strength, and are free of any Internal Rust or Rust Jacking?

N/A

13. There are NO PreExisting NonConforming (PENC) issues on any parts of the Fire Escape System.

Pass

### CODE

14. There are NO Code violations such as: Blocked egress to Public Way, Debris, Electrical Service within 10 feet, etc.

N/A

15. Misc. Notes: **There is internal rust present in the tread and stringer clips. Additionally, the legs of the system lack protective pads and require sleepers to properly distribute the load and prevent deterioration of the contact surface.**

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.



1. Overall Structural:

Poor/Fail

25-50%



2. Overall Paint:

Poor/Fail

100%



3. Code:

N/A

N/A



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Structural



Paint



Code/Other



Overall Structural	Overall Paint	Supports/ Cement	Grating/ Platforms	Rails	Stringers	Treads	Cantilever/ Balanced I	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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
25-50%	<b>Percent Fail</b>	100%	0%	0%	0%	25-50%	50-75%	N/A	N/A	25%	N/A

**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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**39-45 Newbury St (Roof Elevator)**

**Site Address**  
 Sal Monteneri  
 Owner or Owner Agent  
 Boston MA 02116  
 City State Zip Code  
 (617) 728-2759  
 Phone fax  
 smonteneri@dlsaunders.com  
 email



**DL Saunders**  
 Owner or Owner Agent Company  
 FE Structural Format Catwalk  
 Location E2  
 FE Made Of Steel & Wood  
 Stories 6  
 # of FEs on building 2  
 Mailing Address Boston MA 02118  
 City State Zip Code  
 Phone fax  
 website

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

neil.sullivan@boston.gov 617-961-3434  
 email Phone fax  
 Violation Number  Written Violation  Verbal  N

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 OR  
 a. a Pass/Fail Report (not to be used as a construction control document)  
 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 MINOR **Life Safety** Life Safety Issues DO NOT Exist

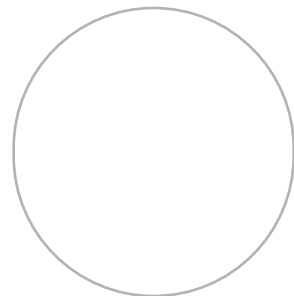
- The System is Certified by Load Test done by Engineering/Testing Agency at 100 lbs per sq foot.
- The System is Certified by Other Evidence of Strength (by full restoration or NEW) in lieu of load test.
- The System is Certified by Opinion Affidavit, accepted by AHJ as ready for use with opinion disclaimer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

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 Jan/29/25 Site Inspection Date  
 info@firescapeengineers.com email 5901 Case ID

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

X

*Francisco Meneses* 1/29/2025  
 peer reviewed by Fire Escape Engineer Francisco Meneses





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### 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

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.



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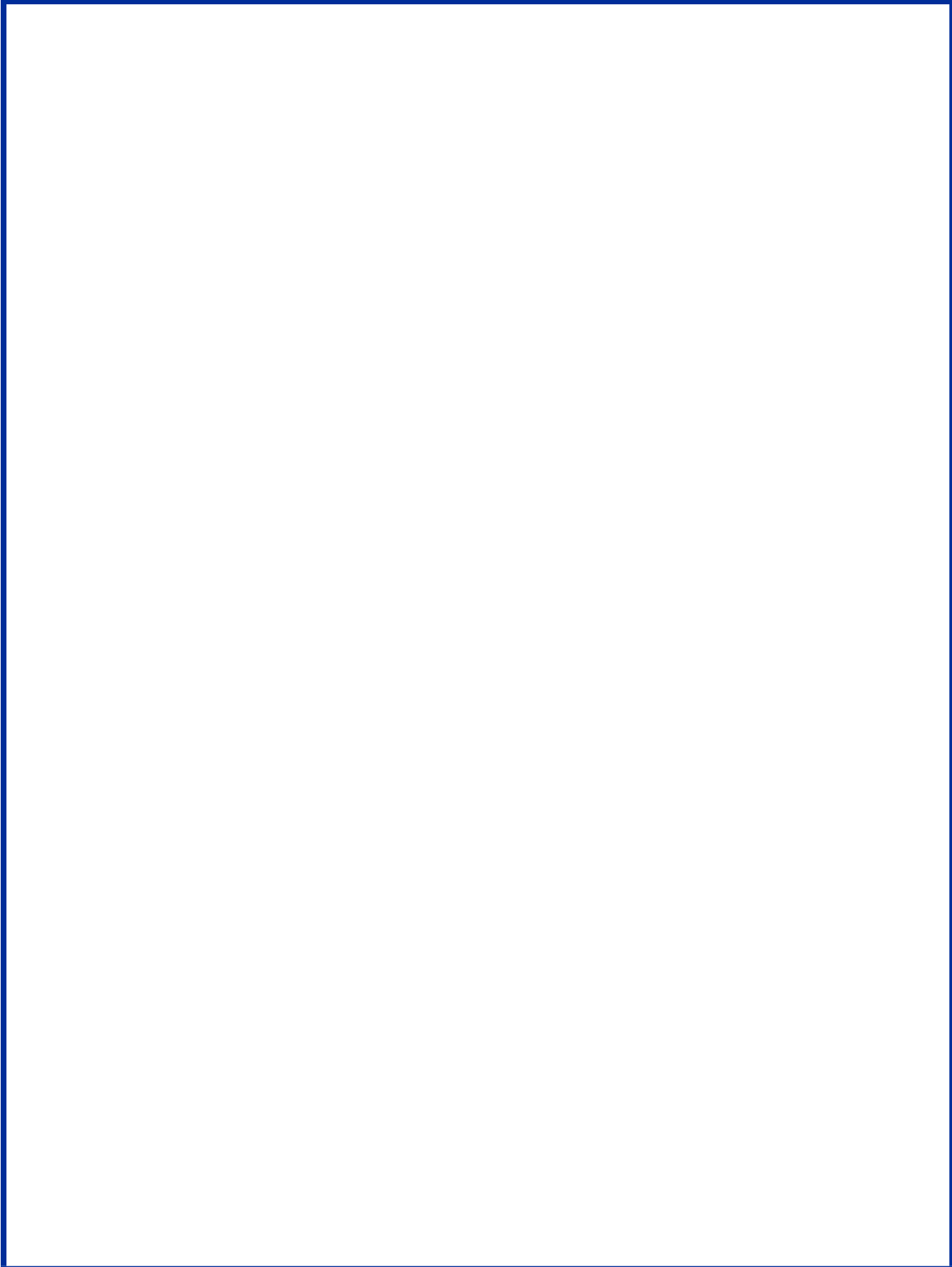
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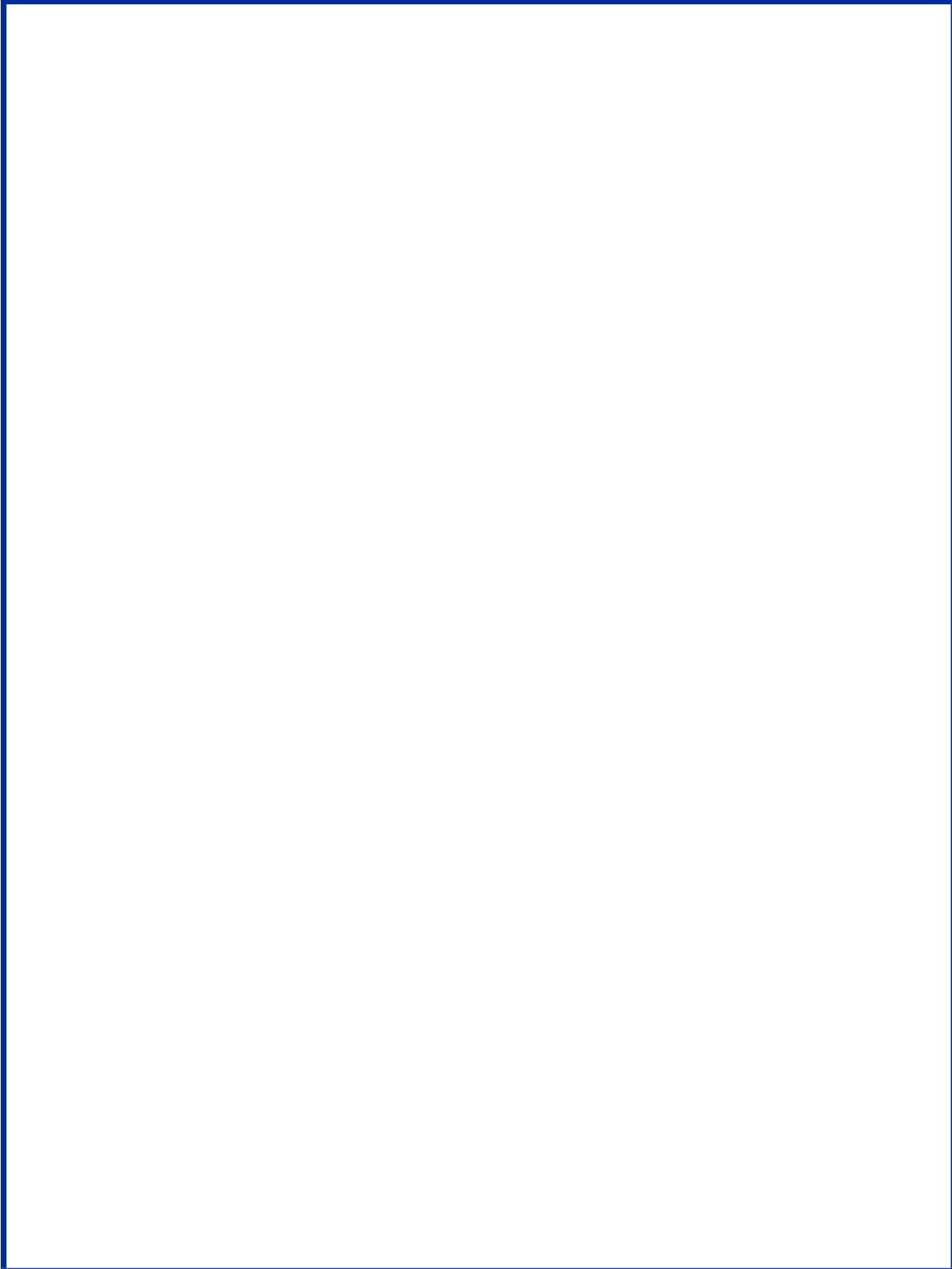
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