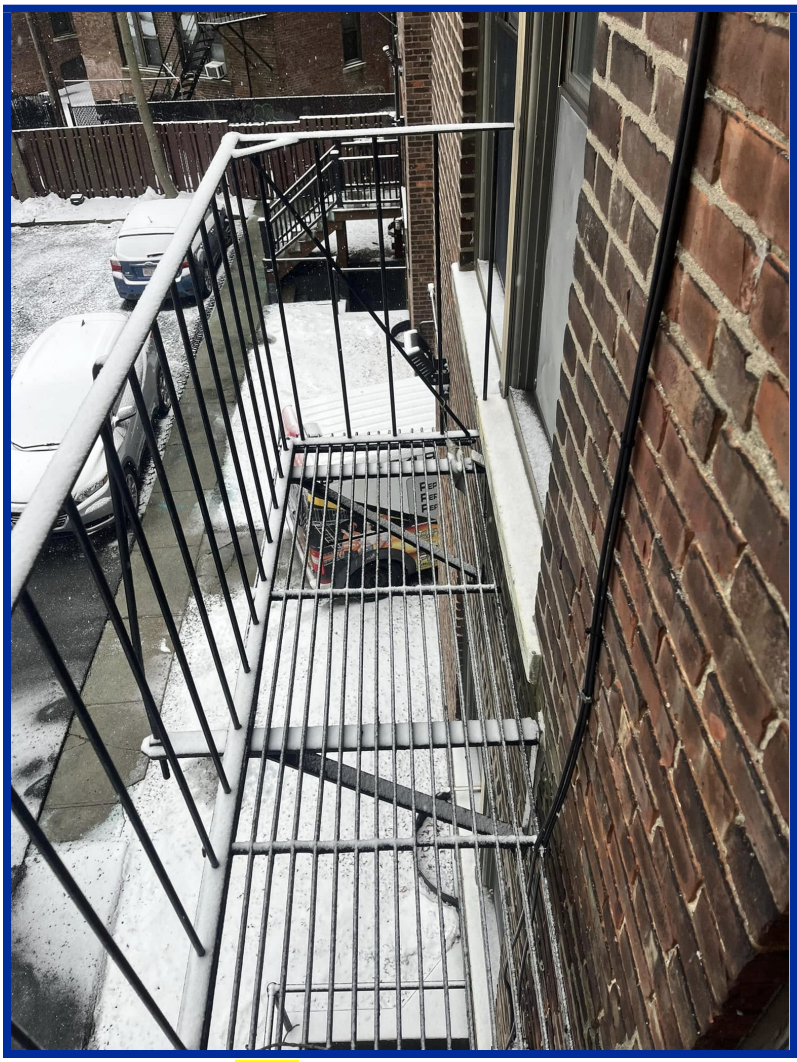
# FIRE ESCAPE ENGINEERS

A MEMBER OF THE FIRE ESCAPE SERVICES NETWORK

## PRE-LOAD TEST EVALUATION RESULTS

# FAILED MINOR

## Life Safety Issues DO NOT Exist



PERFORMED AT: C1 side

**1-5 Winchester St Brookline MA**

AUTHORITY HAVING JURISDICTION:

**EMILY NOEL**

INSPECTION DATE **February 6 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.

NATIONAL HQ: 616 WASHINGTON ST LYNN MA 01901 SALES: 800-649-3333 INFO@FIREESCAPEENGINEERS.COM

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Case Number

# PRE-LOAD TEST INITIAL EVAULATION PASS/FAIL REPORT

C1 side **1-5 Winchester St Brookline MA**

Feb 06 2025
Site Inspection Date

pg 2




| Overall Structural | Overall Paint | Supports/ Cement | Grating/ Platforms | Rails | Stringers | Treads | Cantilever/ Balanced L | Fixed Ladder | Cement Pads & Footings | Catwalk |
|---|---|---|---|---|---|---|---|---|---|---|
| ☐ Life Safety (LS) | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| ☐ Imminent Safety Hazard (ISH) | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| ☐ Missing | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| ☒ PreExisting NonConforming (PENC) | ☐ | ☐ | ☐ | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| ☒ Poor/Fail | ☐ | ☐ | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| ☐ PASS other evidence of strength | ☒ | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| ☐ Not Applicable (N/A) | ☐ | ☐ | ☐ | ☐ | ☒ | ☒ | ☒ | ☒ | ☒ | ☒ |
| 25% **Percent Fail** | 0-25% | 0-25% | 25% | 25% | N/A | N/A | N/A | N/A | N/A | 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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Case Number

# Pre-Load Test Initial Evaluation Pass/Fail Report

C1 side **1-5 Winchester St Brookline MA**

Feb 06 2025
Site Inspection Date






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Case Number

# Pre-Load Test Initial Evaluation Pass/Fail Report

C1 side **1-5 Winchester St Brookline MA**

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# Pre-Load Test Initial Evaulation Pass/Fail Report

C1 side **1-5 Winchester St Brookline MA**

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## Paint Requirements - Surface rust, sealant, and greasing:

1) The fire escape system is made of:

☒ Iron/Steel ☐ Metal (other) ☐ Wood ☐ Masonry ☐ Glass ☐ Mixed ☐ H. Depot Ladder ☒ Painted ☐ Stained ☐ Memb
☐ Aluminum ☐ Steel & Wood ☐ Wood/Composite ☐ Concrete ☐ Brick ☐ Tiled ☐ No FE on the Bldg ☐ Galvanized ☐ Primed ☐ Pressure Treated ☐ Other

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

Overall Paint PASS. Recommend to power wash and seal all major joints to prevent water intrusion into structural connections.

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

Pass: Overall Paint Pass: EPA rules apply for Lead Paint 1978. Renovator's license not 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. **N/A**

Not Applicable

5) Overall - fire escape system is structurally sound having **NO** internal rust jacking, external surface rust and/or material deterioration. **Fail Minor**

Overall Minor Structural FAIL. Platforms need some spacers reinforced.

6) Footings/Piers are structurally sound having **NO** internal rust jacking, external surface rust and/or material deterioration - NO heaving or sinking **N/A**

Not Applicable

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 are structurally sound having **NO** material deterioration - NO structural cracks/deterioration, rust jacking, deflection or spaulling **Pass RLT**

Overall Structural Supports (bracket, thru-bolt, legs) PASS. Pending load test or other evidence of strength otherwise liability disclaimer letter signed by

9) Thru bolts into wood structure or masonry walls are structurally sound having **NO** material deterioration - NO structural cracks/deterioration, rust jacking, deflection or wood rot **N/A**

Not Applicable

10) Platforms, Slats, Grating, Mesh, Cement, Cast Iron, Wood and Angle and or Steel Frame are structurally sound having **NO** material deterioration - **NO** internal rust jacking or external surface rust or wood rot **Fail Minor**

Overall Minor Structural Platforms need some spacers reinforced.

11) Stair Stringers, Upper & Lower Hanger Clips are structurally sound having **NO** material deterioration - **NO** internal rust jacking or external surface rust or wood rot **N/A**

Not Applicable

12) Stair Treads: Plate, Slats, Grating & Bolts and/or Welds are structurally sound having **NO** material deterioration - **NO** internal rust jacking or external surface rust or wood rot **N/A**

Not Applicable

13) Railings - on platforms, stairs & catwalks are structurally sound having **NO** material deterioration - **NO** internal rust jacking or external surface rust or wood rot **Code**

Railing is not tied into building properly.

14) Fixed Ladders to Roof and/or to Grade & Bolts and/or Welds are structurally sound having **NO** material deterioration - **NO** internal rust jacking or external surface rust or wood rot or spauling **N/A**

Not Applicable

15) Balanced Ladders: Bolts and/or Welds, Weight, Release Mechanism and other components are structurally sound having **NO** material deterioration - **NO** internal rust jacking or external surface rust and are to grade/public way **N/A**

Not Applicable

16) Cantilevers: Bolts and/or Welds, Weight Box, Release Mechanism and other components are structurally sound having **NO** material deterioration - **NO** internal rust jacking or external surface rust and are to grade/public way **N/A**

Not Applicable

17) Catwalks & Bolts and/or Welds 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 **N/A**

Not Applicable

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# Pre-Load Test Initial Evaluation Pass/Fail Report

C1 side **1-5 Winchester St Brookline MA**

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## 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. — **Fail**

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. — **Pass**

NO 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. — **Fail**

Overall Code Issues: Obstruction, Debris/Trash/Plant Pots/Barriers, need to be removed.

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.

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# Pre-Load Test Initial Evaulation Pass/Fail Report

C1 side **1-5 Winchester St Brookline MA**

Feb 06 2025
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**Poor/Fail**

**25%**

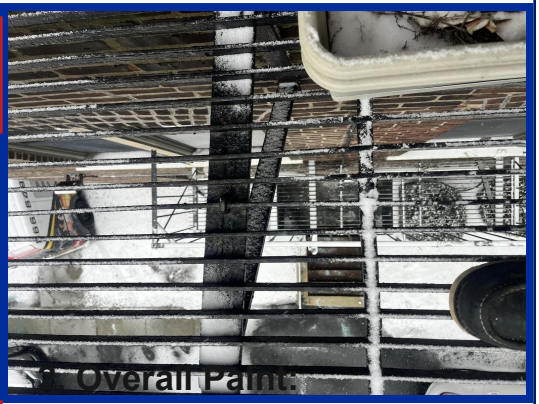
This pre load test evaluation was requested at this location to confirm that the fire escape system is structurally sound and has been kept painted as is required by code. Certification can be done by load test, other evidence of strength or an opinion affidavit with a disclaimer of liability waiver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

**Supports**: It is recommended to seal the supports to prevent moisture infiltration, which can lead to deterioration and structural weakening over time. Proper sealing will enhance durability and extend the lifespan of the fire escape system.

**Grating/ Platforms**: The spacers in the platform are deteriorating, causing the slats to become loose and unstable. This can create gaps, posing a tripping hazard and reducing the platform's load-bearing capacity.

**Rails**: The railings are not secured to the building or supported by a post, which compromises their stability and structural integrity. Without proper anchoring, the railing system may not withstand required load testing.

**Other**: - There are obstructions on the platform that could hinder safe egress and create a tripping hazard. These obstructions should be removed or relocated to ensure a clear and unobstructed path in compliance with safety regulations.
-No emergency egress lighting is visible, which may compromise visibility and safety during an evacuation. It is recommended to install code-compliant emergency lighting to ensure proper illumination of the egress path.




**Fair**

**0-25%**

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


**Issues Exist**

**25%**

Overall the paint PASS: Spot 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.- There are obstructions on the platform that could hinder safe egress and create a tripping hazard.
-No emergency egress lighting is visible.

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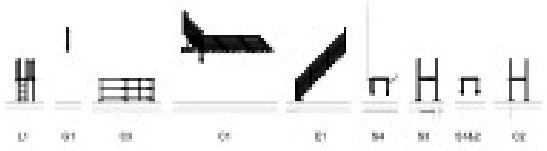
# PRE-LOAD TEST INITIAL EVAULATION PASS/FAIL REPORT

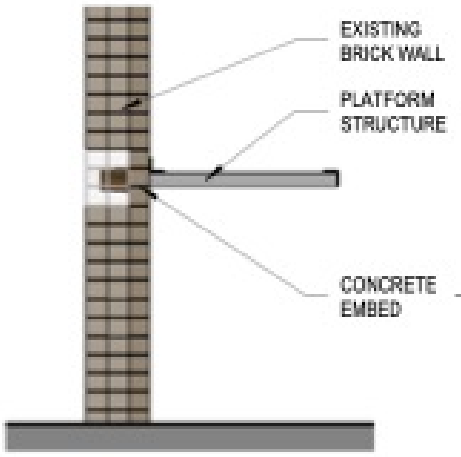
C1 side **1-5 Winchester St Brookline MA**

Feb 06 2025
Site Inspection Date

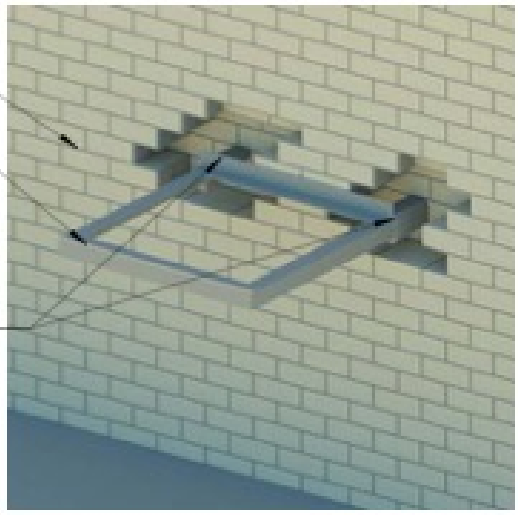
## STRUCTURAL SUPPORT COMPONENTS

INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS

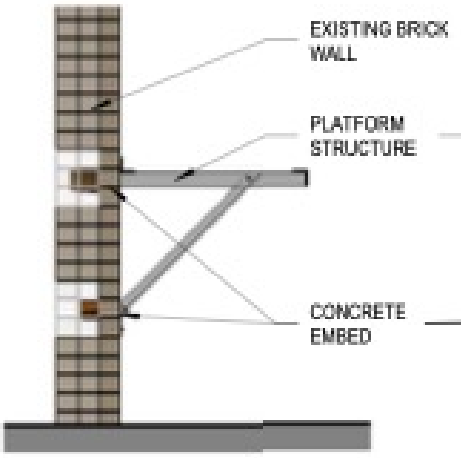




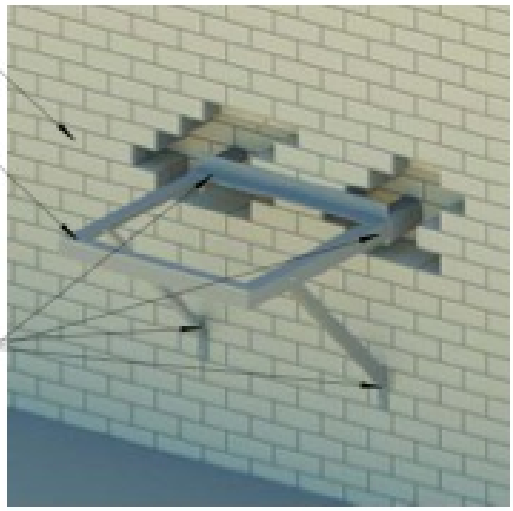

1 S1-BALC-WITH-BRACKET
SCALE: 3/8" = 1'-0"



7 S1-3D-EVAL-RENDERING-BALCONY-NO-BRACKET
SCALE: 12" = 1'-0"




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



4 S2-3D-EVAL-RENDERING-BALC-BRACKET
SCALE: 12" = 1'-0"



12/17/2023 11:57:27 AM | STRUCTURAL SUPPORT COMPONENTS | S1&2

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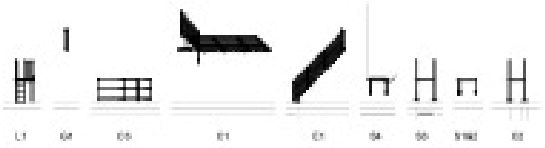
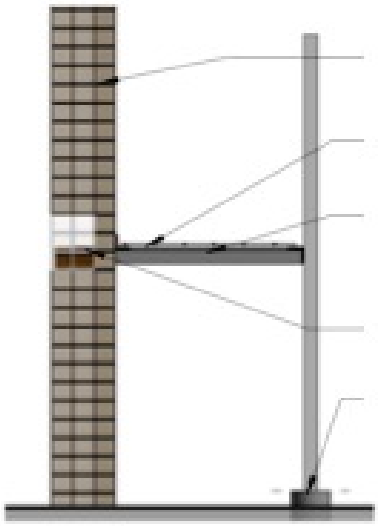
# PRE-LOAD TEST INITIAL EVAULATION PASS/FAIL REPORT

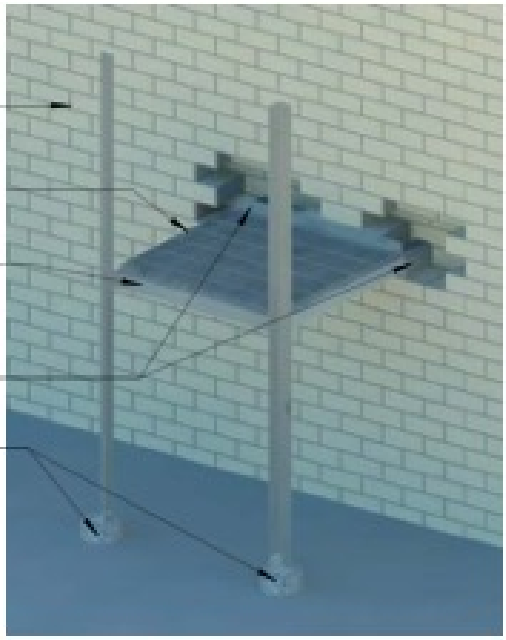
C1 side **1-5 Winchester St Brookline MA**

Feb 06 2025
Site Inspection Date

INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS

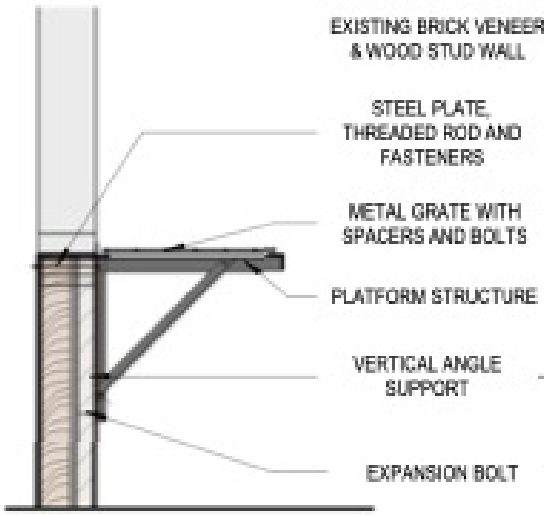




1 S3-BALC-WITH-POST-TO-GROUND
SCALE: 3/8" = 1'-0"

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-RENERING-BALC-WITH THRU BOLT
SCALE: 12" = 1'-0"



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## STRUCTURAL SUPPORT COMPONENTS

S3&4

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# PRE-LOAD TEST INITIAL EVAULATION PASS/FAIL REPORT

C1 side **1-5 Winchester St Brookline MA**

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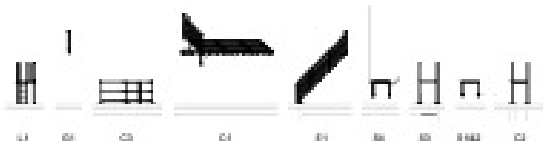
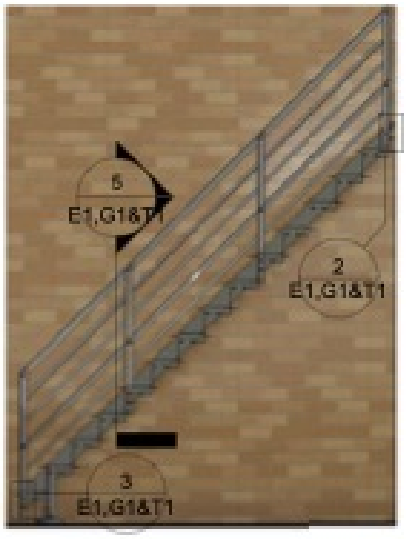
Site Inspection Date

## PLATFORM and STAIRS COMPONENTS

INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS






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

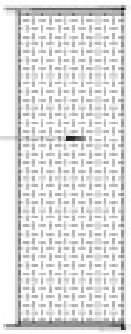
1 E1-STAIR TYPICAL
SCALE: 1/4" = 1'-0"

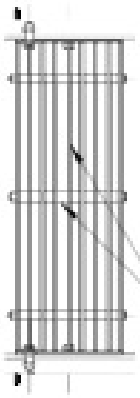
3 E1- BOTTOM
SCALE: 3/4" = 1'-0"

4 E1- 3D-EVAL-RENDERING-STAIR TYPICAL
SCALE: 12" = 1'-0"

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

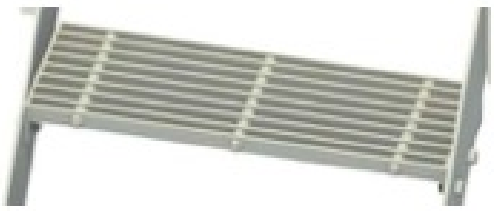
CHECKER PLATE TREAD MAKE 24"X24" GRATING COMPONENT. CISO WILL TELL WHETHER ITS A CONCRETE GRATE OF CHECKER PLATE





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

BAR GRATE WITH SPACES AND A THRU BOLT



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

10 G1-3D-EVAL-TREAD
SCALE: 12" = 1'-0"



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## TREAD & GRATING COMPONENTS

E1,G1&T1

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# PRE-LOAD TEST INITIAL EVAULATION PASS/FAIL REPORT

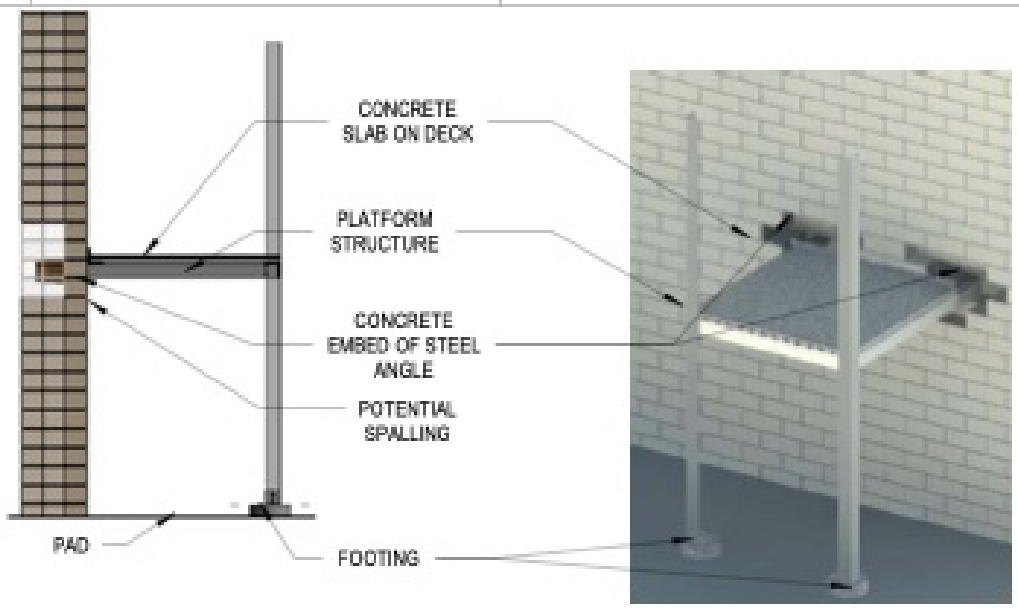
C1 side **1-5 Winchester St Brookline MA**

Feb 06 2025
Site Inspection Date

## CEMENT SLAB, FOOTING & PAD COMPONENTS

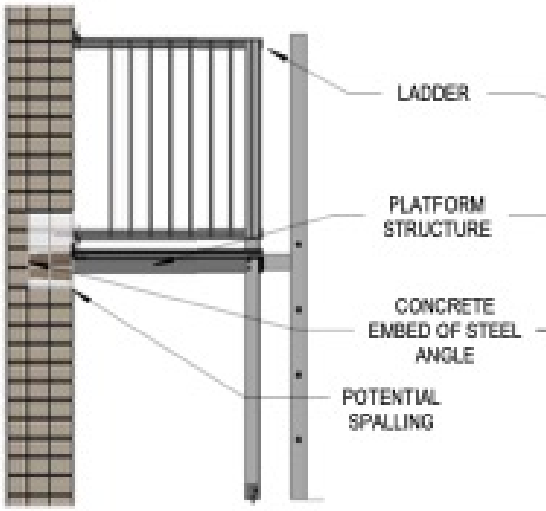
INITIAL EVALUATION
PASS/FAIL REPORT

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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# PRE-LOAD TEST INITIAL EVAULATION PASS/FAIL REPORT

C1 side **1-5 Winchester St Brookline MA**

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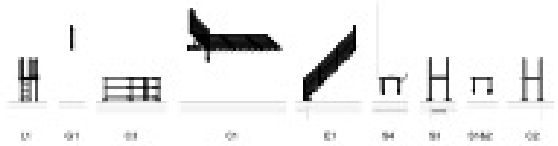
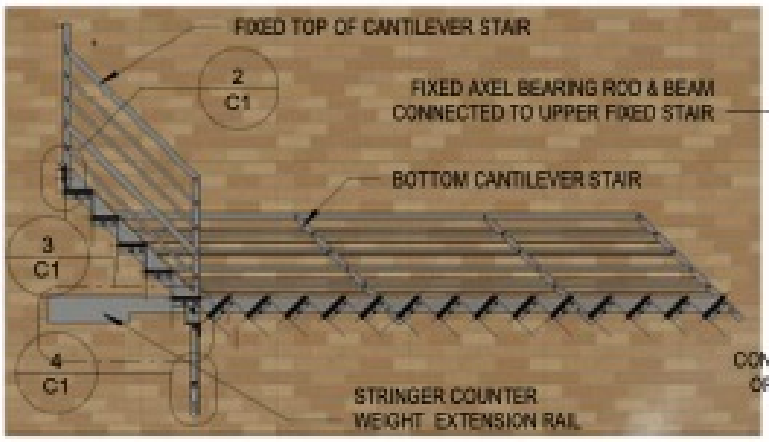
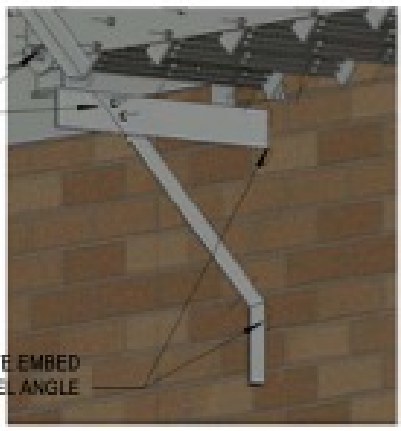
Site Inspection Date

## CANTILEVER STAIRS

INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS





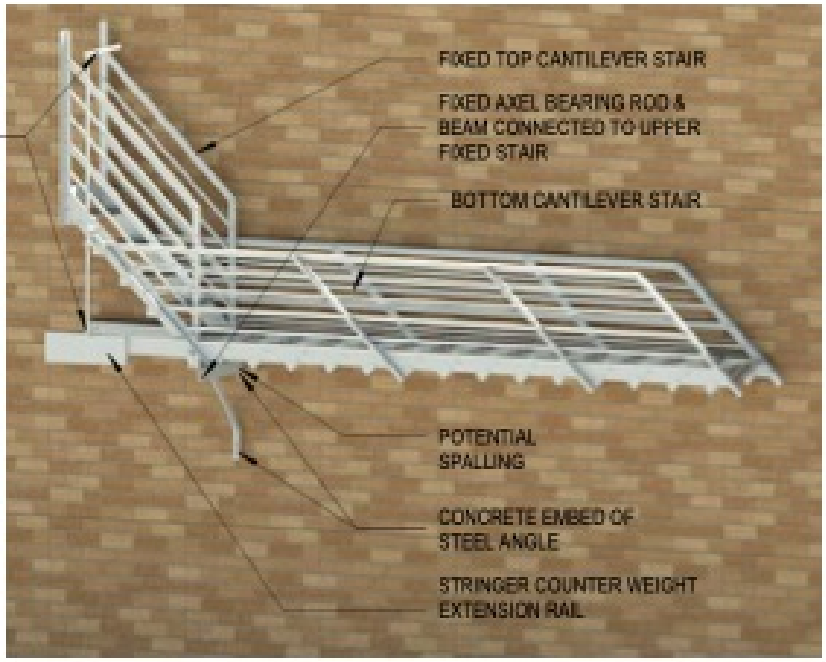




1 C1-STAIR CANTILEVER
SCALE: 1/4" = 1'-0"

6 C1-ENLGD. 3D BEARING ROD
SCALE:

LOWER CANTILEVER
STAIR RELEASE ROD
AND PUSH BAR

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




INGER COUNTER WEIGHT
EXTENSION RAIL


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

7 C1-3D-EVAL-RENDERING-STAIR CANTILEVER
SCALE: 12" = 1'-0"

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



12/17/2023 11:57:22 AM | CANTILEVER STAIRS | C1

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5902
Case Number

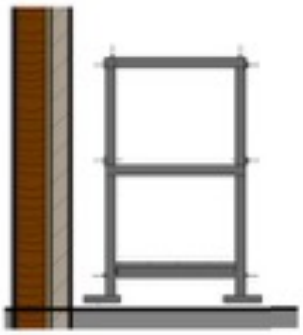
# PRE-LOAD TEST INITIAL EVAULATION PASS/FAIL REPORT

C1 side **1-5 Winchester St Brookline MA**

Feb 06 2025
Site Inspection Date

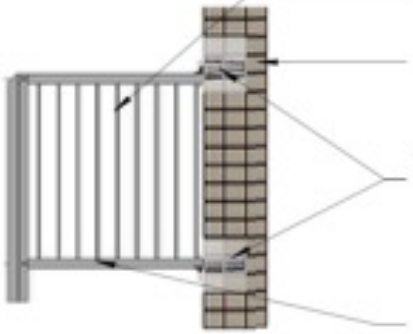
## CATWALK COMPONENTS

INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS



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

2 C3-3D-EVAL-RENDERING-CATWALK
SCALE: 12" = 1'-0"




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

6 E2-3D-RENDERING-RAILING
SCALE: 12" = 1'-0"



13

12/17/2023 11:57:24 AM

CATWALK COMPONENTS C3&E2

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# PRE-LOAD TEST INITIAL EVAULATION PASS/FAIL REPORT

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Feb 06 2025
Site Inspection Date

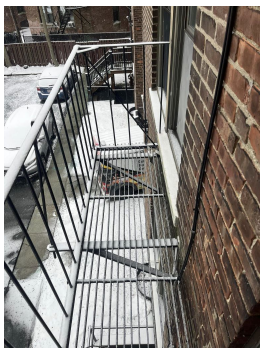
**1-5 Winchester St**
**Site Address**

Sal Monteneri
Owner or Owner Agent

Brookline | MA | 02446
City | State | Zip Code

(617) 728-2759
Phone | fax

smonteneri@dlsaunders.com
email



FE Structural Format
Crossover Balcony

Location
C1

FE Made Of
Steel

Stories
4

# of FEs on building
1

**DL Saunders**
**Owner or Owner Agent Company**

Mailing Address

Boston | MA | Zip Code
City | State

Phone | fax

website

Brookline MA
**Authority Having Jurisdiction**

333 Washington St 3rd FL
Address

Brookline | MA | 02445
City | State | Zip Code

enoel@brooklinema.gov
email

617-730-2100
Phone

617-739-7542
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.

**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

**Feb/06/25**
Site Inspection Date

info@fireescapeengineers.com
email

5902
Case ID

Fire Escape Engineers
Design Company or Other Company Name

616 Washington St
Address

Lynn | MA | 01901
City | State | Zip Code

X

2/6/2025

peer reviewed by Fire Escape Engineer Francisco Meneses

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Case Number

# Pre-Load Test Initial Evaluation Pass/Fail Report

C1 side **1-5 Winchester St Brookline MA**

Feb 06 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 intitiate 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 reenforced 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 reenforced 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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# PRE-LOAD TEST INITIAL EVAULATION PASS/FAIL REPORT

C1 side **1-5 Winchester St Brookline MA**

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## 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

1-5 Winchester St Brookline MA
Project Address | Total Amount | Structural Repairs Amount | Paint Amount | Engineer Oversight Amount | Load Test Amount

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

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# Pre-Load Test Initial Evaluation Pass/Fail Report

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