



# FIRE ESCAPE ENGINEERS

A MEMBER OF THE FIRE ESCAPE SERVICES NETWORK

## PRE-LOAD TEST EVALUATION RESULTS

### FAILED MINOR

#### Imminent Safety Hazard



PERFORMED AT: **C2**  
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.



# PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

**C2** 1-5 Winchester St Brookline MA  
side

Feb 06 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 checked="" 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 checked="" 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 checked="" 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"/> PASS other evidence of strength	<input 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"/>	<input type="checkbox"/>
<input type="checkbox"/> Not Applicable (N/A)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
25%	<b>Percent Fail</b>	25-50%	0-25%	25%	25%	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.

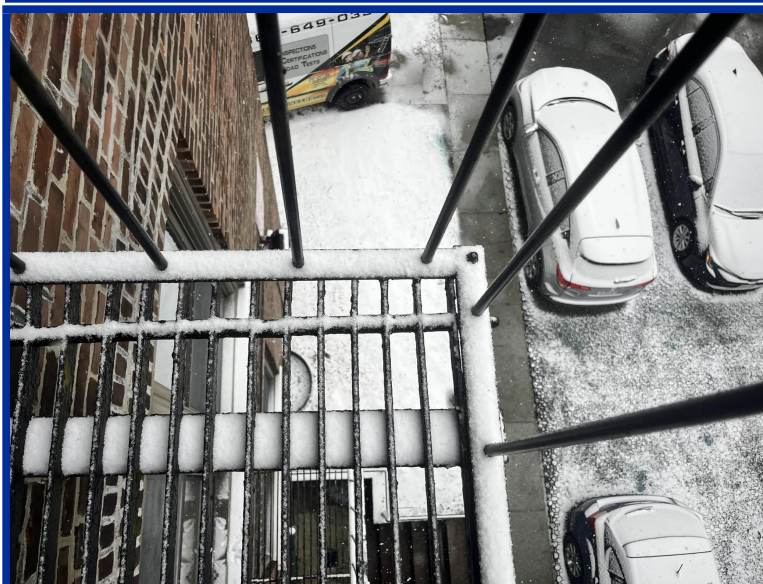
**IBC 1001.3.3** All fire escapes shall be examined and/or tested and certified every five years by a design professional or others acceptable who will then submit an affidavit city official.

**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

# PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

**C2** 1-5 Winchester St Brookline MA  
side

Feb 06 2025  
Site Inspection Date





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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 Minor**  
Overall Paint FAIL. Lack of routine maintenance Spot paint required on system. Recommended 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. **N/A**  
Not Applicable

5) Overall - fire escape system **ISH**  
is structurally sound having NO internal rust jacking, external surface rust and/or material deterioration.  
IMMINENT SAFETY HAZARD: Overall Major Structural FAIL. Electrical wires within inches of platform

6) Footings/Piers **N/A**  
are structurally sound having NO internal rust jacking, external surface rust and/or material deterioration - NO heaving or sinking  
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 **Pass RLT**  
are structurally sound having NO material deterioration - NO structural cracks/deterioration, rust jacking, deflection or spalling  
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 **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 **Fail Minor**  
Frame are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust or wood rot  
Overall Minor Structural Platforms, Slats, Grating FAIL. Some welded clips are suspect and require reinforcement (re-bolt).

11) Stair Stringers, Upper & Lower Hanger Clips **N/A**  
are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust or wood rot  
Not Applicable

12) Stair Treads: Plate, Slats, Grating & Bolts and/or Welds **N/A**  
are structurally sound having NO material deterioration - NO internal rust jacking or external surface rust or wood rot  
Not Applicable

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

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 spalling  
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 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

## PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

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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.

Pass

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.

ISH

Overall Code Issues: Electrical Power is less than 10 feet away from system

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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## C2 1-5 Winchester St Brookline MA

side

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1. Overall Structural:

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 and imminent safety hazards:

**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:** -Electrical wires are located within inches of the steel fire escape system, posing a potential electrocution hazard during use or maintenance. It is recommended to assess clearance and relocate or shield the wiring to ensure compliance with safety regulations and prevent accidental contact.  
-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.

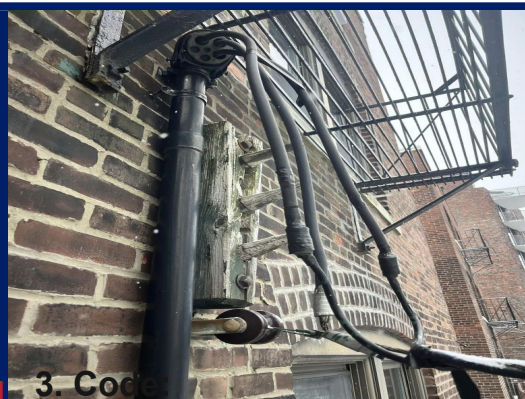


Overall Paint

Poor/Fail

25-50%

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



3. Code

Issues Exist

50-75%

Overall the paint FAIL: 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.

-Electrical wires are located within inches of the steel fire escape system, posing a potential electrocution hazard during use or maintenance.  
-No emergency egress lighting is visible, which may compromise visibility and safety during an evacuation.



# PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

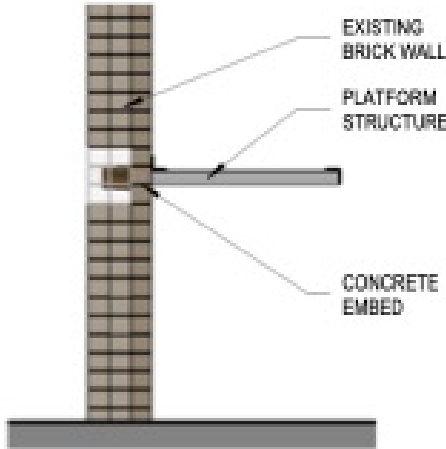
**C2** 1-5 Winchester St Brookline MA  
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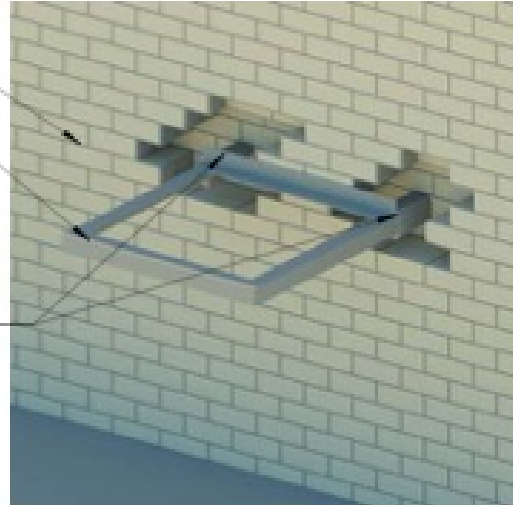
## STRUCTURAL SUPPORT COMPONENTS



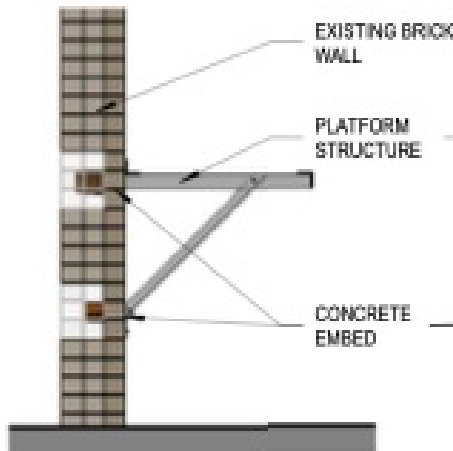
INITIAL EVALUATION  
PASS/FAIL REPORT  
TYPICAL HISTORICAL  
EXISTING CONDITIONS



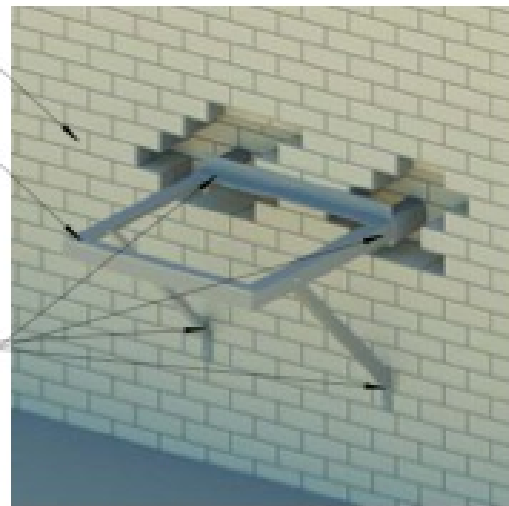
1 S1-BALC-WITH-BRACKET  
SCALE: 3/8" = 1'-0"



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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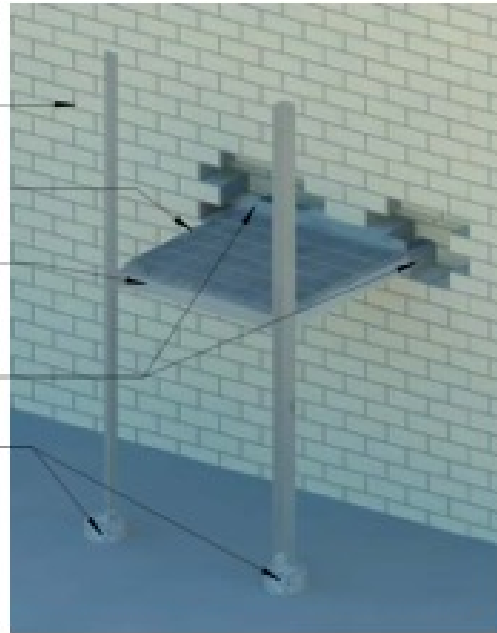
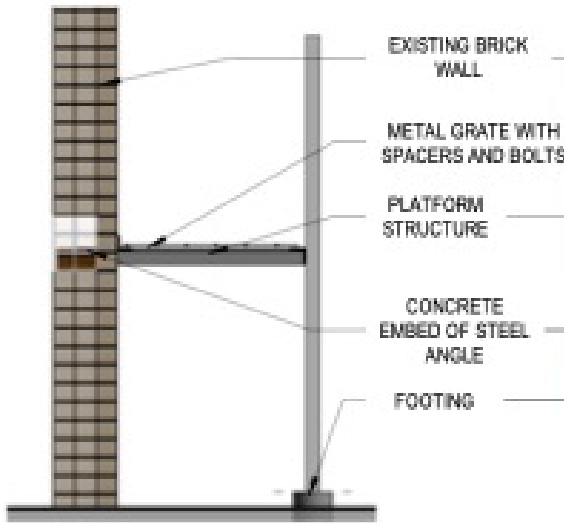
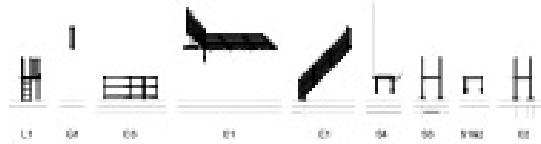
# PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

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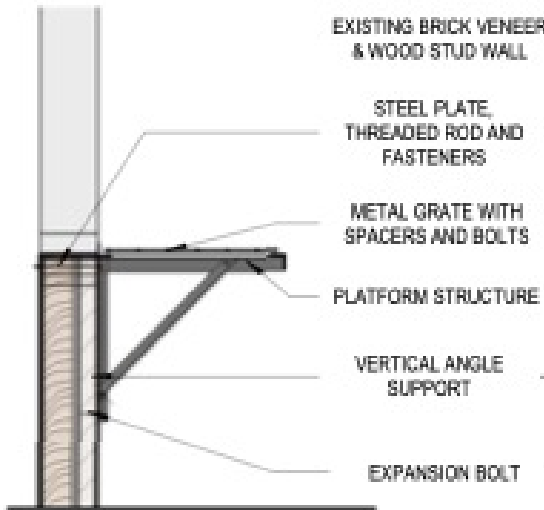


INITIAL EVALUATION  
PASS/FAIL REPORT  
TYPICAL HISTORICAL  
EXISTING CONDITIONS



**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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# PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

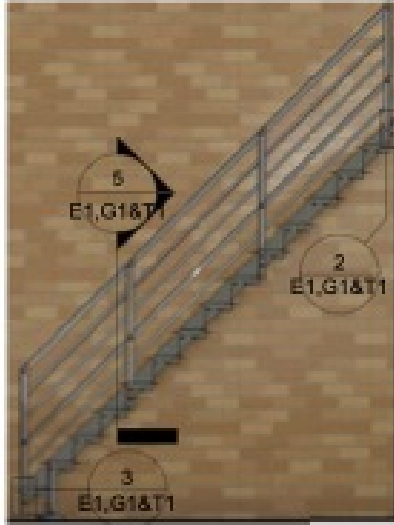
## C2 side 1-5 Winchester St Brookline MA

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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"

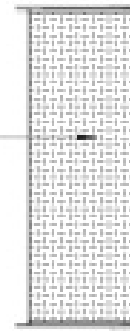


3 E1- BOTTOM SCALE: 3/4" = 1'-0" 4 E1- 3D-EVAL-RENDERING-STAIR TYPICAL SCALE: 1/2" = 1'-0"

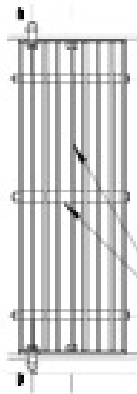


5 T1- TREAD  
SCALE: 1" = 1'-0"

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

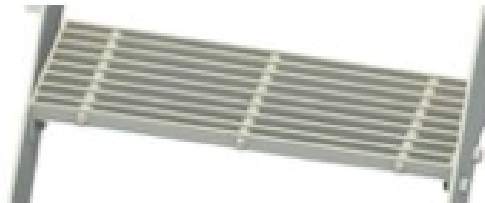


7 T2 CHECKER PLATE TREAD - PLAN  
SCALE: 1" = 1'-0"



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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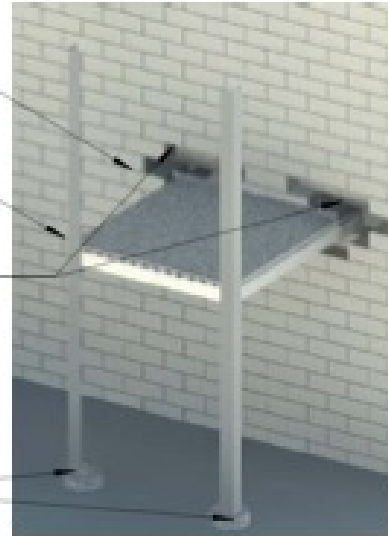
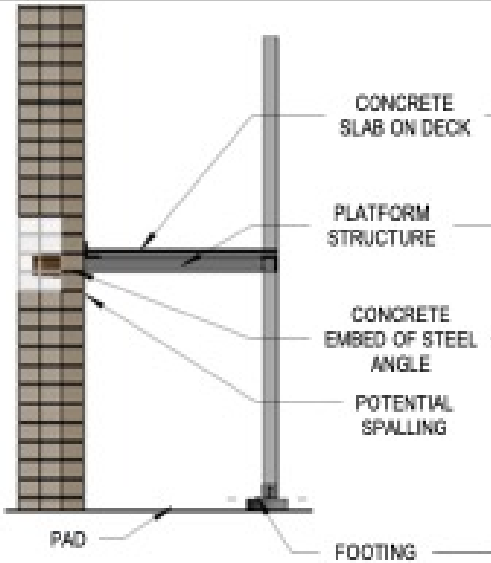
## C2 side 1-5 Winchester St Brookline MA

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### CEMENT SLAB, FOOTING & PAD COMPONENTS

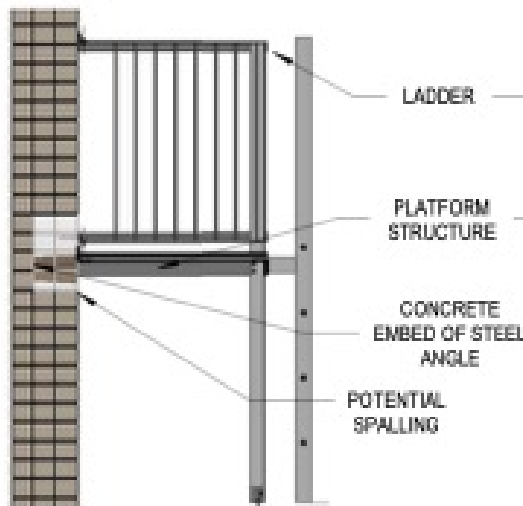


INITIAL EVALUATION  
PASS/FAIL REPORT  
TYPICAL HISTORICAL  
EXISTING CONDITIONS



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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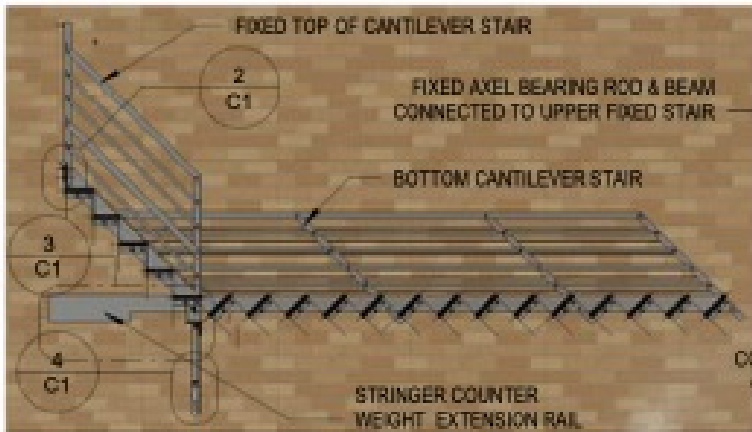
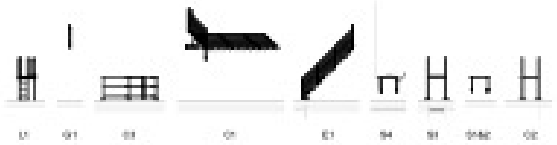
**C2** 1-5 Winchester St Brookline MA  
side

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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

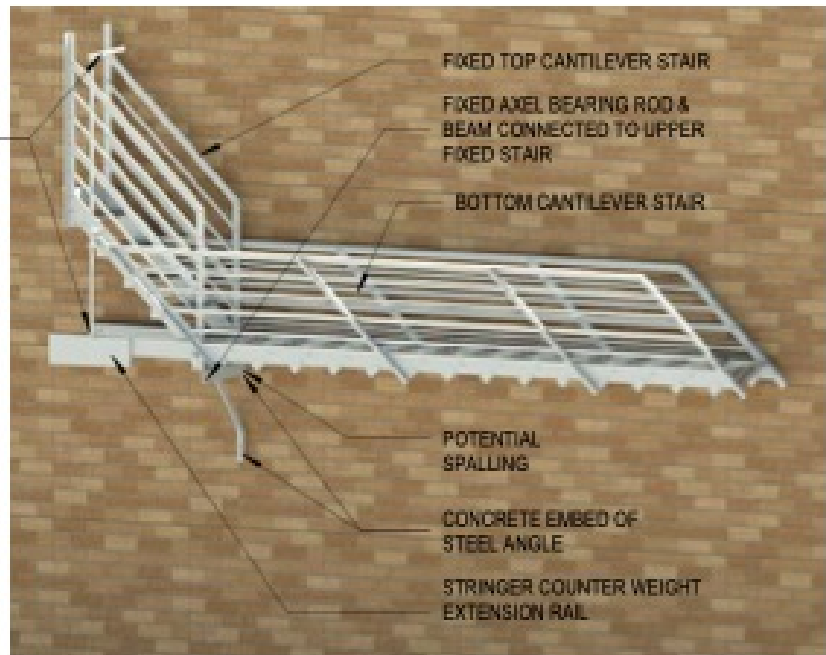
**2 C1-TOP**  
SCALE: 1/2" = 1'-0"



**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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# PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

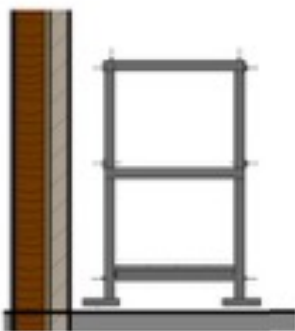
**C2** 1-5 Winchester St Brookline MA  
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## CATWALK COMPONENTS



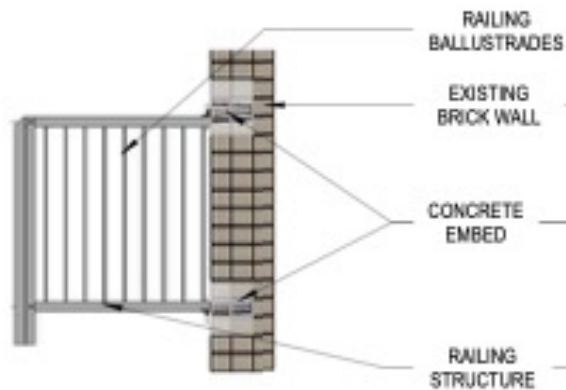
INITIAL EVALUATION  
PASS/FAIL REPORT  
TYPICAL HISTORICAL  
EXISTING CONDITIONS



**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"

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## CATWALK COMPONENTS

C3&E2

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**C2**  
side

## 1-5 Winchester St Brookline MA

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

C2

FE Made Of

Steel

Stories

4

# of FEs on building

1

**DL Saunders**

Owner or Owner Agent Company

Mailing Address

Boston

City

MA

State

Zip Code

Phone

fax

website

Brookline MA  
Authority Having Jurisdiction

333 Washington St 3rd FL  
Address

Brookline  
City

MA  
State

02445  
Zip Code

enoel@brooklinema.gov  
email

617-730-2100  
Phone

617-739-7542  
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  
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** Imminent Safety Hazard

- 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@firescapeengineers.com  
email

5902  
Case ID

Fire Escape Engineers  
Design Company or Other Company Name

616 Washington St  
Address

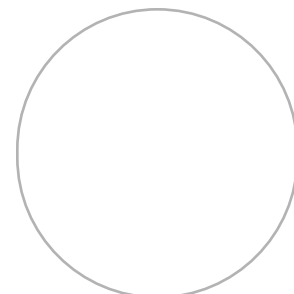
Lynn  
City

MA  
State

01901  
Zip Code

X

2/6/2025  
peer reviewed by Fire Escape Engineer Francisco Meneses





# PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

**C2** 1-5 Winchester St Brookline MA  
side

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 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.



# PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

**C2** 1-5 Winchester St Brookline MA  
side

Feb 06 2025  
Site Inspection Date

