

Sal Monteneri  
1-5 Winchester St  
Brookline, MA 02446

5902  
Case Number

Location  
# of FEs on building  
Stories

C3  
1  
4

Wood  
Egress to Grade

Feb/06/25  
Inspection Date  
Mar/10/25  
Report Date  
Apr/10/25  
Report Expires

Inspector

# PASSED

## AHJ approval required

### PAINT

- 1. Is the fire escape painted/stained, being maintained and weatherproofed? Pass
- 2. Is the pressure treated wood less than 15 years old? Pass

### STRUCTURAL

- 3. Is the system free of freeze and thaw expansion at connections? Pass
  - 4. Is the ledgerboard properly anchored to the building and are the legs properly secured? Pass
- Mold  Mildew  Drv Rot  Carpenter Ants  Termites

5. Are all connections reinforced with metal clips, gussets and screws? N/A

6. Do all Platforms/Decks appear to be structurally sound, properly connected, able to pass by Other Evidence of Strength, and are free of freeze/thaw expansion, raised nails, splitting wood or wood rot? Pass

7. Do all Railings appear to be structurally sound, properly connected, able to pass by Other Evidence of Strength, and are free of freeze/thaw expansion, raised nails, splitting wood or wood rot? Code

8. Do all Stringers appear to be structurally sound, properly connected, able to pass by Other Evidence of Strength, and are free of freeze/thaw expansion, raised nails, splitting wood or wood rot? Pass

9. Do all Stringers have metal straps at top and metal clips at bottom as reinforcement? N/A

10. Do all Treads appear to be structurally sound, properly connected, able to pass by Other Evidence of Strength, and are free of freeze/thaw expansion, raised nails, splitting wood or wood rot? Pass

11. 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? Pass

12. Are all metal components, if any, 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? Code

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

### CODE

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

15. Misc. Notes:  
The railing over the pit leading to the basement is missing a mid-line support, which reduces its effectiveness as a fall barrier and may not meet safety code requirements. Installing a mid-line rail is recommended to enhance safety and ensure compliance.

2022 IFC 1104.16.5.1 Fire escape stairs must be examined every 5 years by a design professional or others acceptable to the



1. Overall Structural:  
**Pass Opinion Ready**

0% ▼



2. Overall Paint:  
**Pass Opinion Ready**

0% ▼



3. Code:

25% ▼



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Authority Having Jurisdiction and inspection report must be submitted to the AHJ.  
pg 2



Overall Structural	Overall Paint	Supports/ Bolts/Nails	Decks/ Platforms	Rails	Stringers	Treads	Fixed Ladder	Cantilever/ Balcony	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Poor/Fail	<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"/> PASS other evidence of strength	<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"/> 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"/>	
0%	<b>Percent Fail</b>	0%	0%	0%	50%	0%	0%	N/A	N/A	0%	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

Inspector

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  
Egress to Grade

DL Saunders  
Owner or Owner Agent Company

Location  
C3  
Mailing Address

FE Made Of Wood Boston MA  
City State Zip Code

Stories  
4  
Phone fax

# of FEs on building  
1  
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 617-739-7542  
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 PASSED

Life Safety AHJ approval required

- 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

Feb/06/25  
Site Inspection Date

info@fireescapeengineers.com  
email

5902  
Case ID

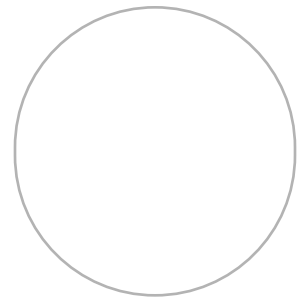
Fire Escape Engineers  
Design Company or Other Company Name

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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## 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.

