



FIRE ESCAPE ENGINEERS

A MEMBER OF THE FIRE ESCAPE SERVICES NETWORK

PRE-LOAD TEST EVALUATION RESULTS

FAILED MINOR

Life Safety Issues DO NOT Exist

REPLACE PDF WITH REPORT PDF FOR THIS CASE



PERFORMED AT: **B1**
side
1-4 Brightwood Terrace Lynn MA

AUTHORITY HAVING JURISDICTION:
ROGER ENNIS

INSPECTION DATE **July 1 2025**
REPORT DATE **July 7 2025**
REPORT EXPIRES **August 7 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.

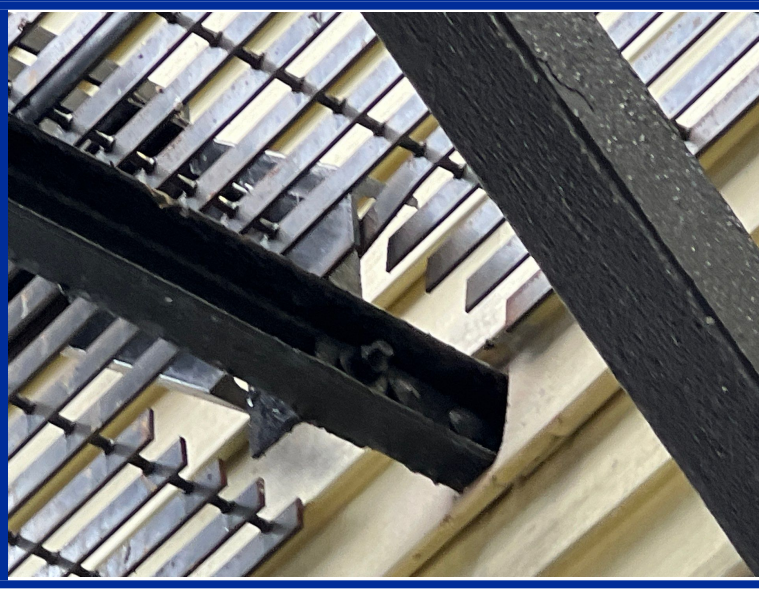
PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT



B1 1-4 Brightwood Terrace Lynn MA
side

Jul 01 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
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Poor/Fail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
25%	Percent Fail	0-25%	0-25%	0-25%	0-25%	0-25%	25%	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



B1 1-4 Brightwood Terrace Lynn MA
side

Jul 01 2025
Site Inspection Date



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side

Jul 01 2025
Site Inspection Date





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B1 **1-4 Brightwood Terrace Lynn MA**
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Paint Requirements - Surface rust, sealant, and greasing:

- 1) The fire escape system is made of:
- | | | | | | | | | | | |
|---|----------------------------------|--|----------------------------------|--------------------------------|--------------------------------|---------------------------------------|---|---------------------------------|-----------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> IRON/STEE | <input type="checkbox"/> METAL | <input type="checkbox"/> WOOD | <input type="checkbox"/> MASONRY | <input type="checkbox"/> GLASS | <input type="checkbox"/> MIXED | <input type="checkbox"/> H. DEPOT | <input checked="" type="checkbox"/> PAINT | <input type="checkbox"/> STAIN | <input type="checkbox"/> MEMBRAN | |
| <input type="checkbox"/> ALUMINUM | <input type="checkbox"/> STEEL & | <input type="checkbox"/> WOOD/COMPOSIT | <input type="checkbox"/> CONCRET | <input type="checkbox"/> BRICK | <input type="checkbox"/> TILED | <input type="checkbox"/> NO FE ON THE | <input type="checkbox"/> GALVANIZ | <input type="checkbox"/> PRIMED | <input type="checkbox"/> PRESSURE | <input type="checkbox"/> 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. **Fail**

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

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

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

Overall Minor Structural FAIL. Missing railing barrier needs to be installed at ladder well as it poses a fall hazard. Otherwise, fair and functional.

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**

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 spauling

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 **Pass RLT**

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

Overall Platforms, Slats, Grating PASS. Pending load test or other evidence of strength otherwise liability disclaimer letter signed by owner.

11) Stair Stringers, Upper & Lower Hanger Clips **Pass RLT**

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

Overall Stair Stringers PASS. Pending load test or other evidence of strength otherwise liability disclaimer letter signed by owner.

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

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

Overall Structural Treads PASS Pending load test as per requirement of the authority having jurisdiction.

13) Railings - on platforms, stairs & catwalks **Pass RLT**

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

Overall Railings PASS. Pending load test or other evidence of strength otherwise liability disclaimer letter signed by owner.

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

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

Not Applicable

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

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

Overall Minor Structural on Ladder FAIL: Missing railing barrier needs to be installed at ladder well as it poses a fall hazard. Otherwise, fair and functional.

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 **N/A**

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

Not Applicable

PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

Jul 01 2025
Site Inspection Date



B1
side

1-4 Brightwood Terrace Lynn MA

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
- 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
- 21) All electrical power is 10 feet or more away from fire escape or covered to code. Pass
- 22) Overall the fire escape is not illuminated due to pre-existing code on date of install. Fail
- 23) Overall fire escape system has no interior or exterior obstructions such as a/c units, plants, bikes, trash etc. Fail
- 24) Overall fire escape system has no storage of flammables or code restricted items on, in or Pass
- 25) Do all egress systems allow for clear and legal access to public fairway or dispersal area? Pass

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



B1 1-4 Brightwood Terrace Lynn MA

Jul 01 2025
Site Inspection Date

pg 7



Disclaimer – 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.

Building Overview:

- **Type of structure:** 3 story wood building.
- **Estimated system age:** Mixed system with original rivets and square bolts; updated sections include new hex bolts.
- **Pre-1978 Status:** Presumed to predate 1978; lead paint safety measures recommended.

Component Overview:

Paint: Failure Rate – 0–25% – System was found to have more paint than rust. Minor surface corrosion present due to incomplete coverage and lack of sealing/caulking at joints. We recommend spot painting and caulking the system. Lead paint presumption applies.

Supports: Failure Rate – 0–25% – Original supports are fair and functional. Minor internal rust noted at some unsealed joints due to missing caulking. This component was reinforced with new hex bolts, replacing original rivets and/or square head bolts, significantly improving the reliability of structural connections. Structurally sound at time of inspection, ready for load testing.

Rails: Failure Rate – 0–25% – Railings generally functional with minor internal rust observed in connections due to lack of sealant, including at scrolls and welded joints. This component was reinforced with new hex bolts, replacing original rivets and/or square head bolts, significantly improving the reliability of structural connections. One barrier section missing near the fold-out ladder poses a safety issue.

Platforms: Failure Rate – 0–25% – Old platform gratings were replaced with new grating and j-hooked securely. Some signs of corrosion at junctions due to lack of routine maintenance, but structural condition remains fair.

Stringers: Failure Rate – 0–25% – Secure at both top and bottom connections. Minimal corrosion, with some internal rust beginning to form at unsealed joints. This component was reinforced with new hex bolts, replacing original rivets and/or square head bolts, significantly improving the reliability of structural connections.

Treads: Failure Rate – 0–25% – Old treads were replaced with new welded and clipped treads which remain in good condition. Surface rust and some internal rust at clip connections from lack of sealing. This component was reinforced with new hex bolts, replacing original rivets and/or square head bolts, significantly improving the reliability of structural connections.

Fold-out Ladder: – 25% – Fold-out ladder functional but lacks ground footings and adjacent pit near fold-out ladder poses fall hazard missing a railing barrier, presenting a fall risk.

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

Poor/Fail

25%



Poor/Fail

0-25%

Overall the paint **PASS: Spot paint** on system recommended before/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 some code issues related to AHJ (Authority Having Jurisdiction) or PENC (pre-existing non-conforming) requirements for this Fire Escape system:

- **Lack of Lighting:** The fire escape lacks adequate illumination, violating IFC 1008.2 which requires means of egress to be illuminated at all times the building is occupied.
- **Obstructions:** Obstructions on the fire escape, violating IFC 1030.2, which mandates that egress paths be unobstructed and maintained in a readily accessible condition.
- **Missing Railing Barrier:** There is a missing safety railing adjacent to the fold-out ladder, creating a fall hazard.

Issues Exist

25%

PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT



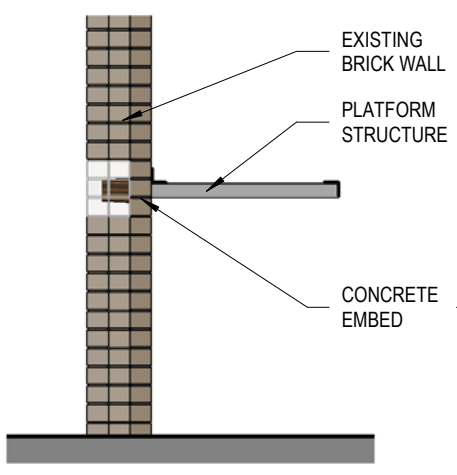
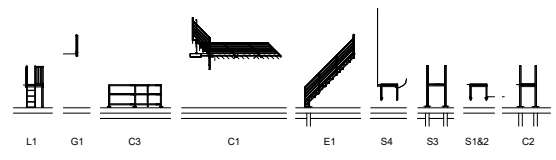
B1 side 1-4 Brightwood Terrace Lynn MA

Jul 01 2025
Site Inspection Date

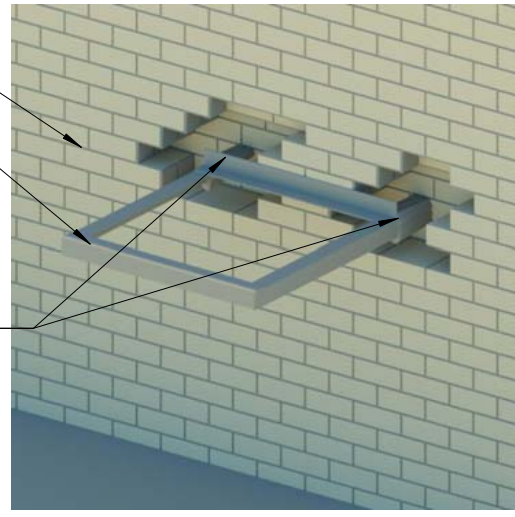
STRUCTURAL SUPPORT COMPONENTS



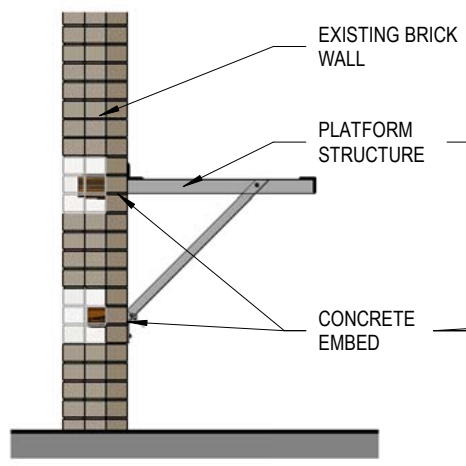
INITIAL EVALUATION
PASS/FAIL REPORT
TYPICAL HISTORICAL
EXISTING CONDITIONS



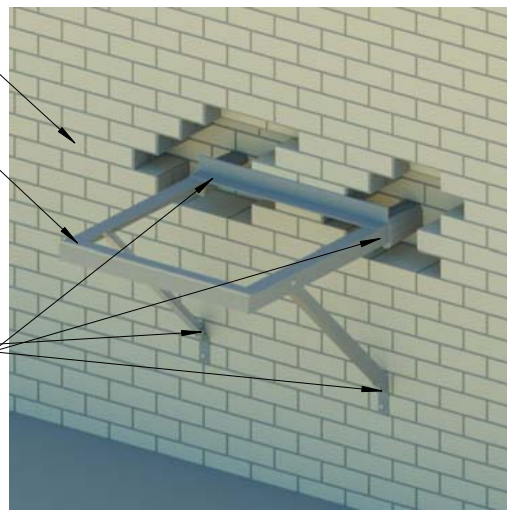
1 S1-BALC-WITH-BRACKET
SCALE: 3/8" = 1'-0"



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"

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STRUCTURAL SUPPORT COMPONENTS

S1&2

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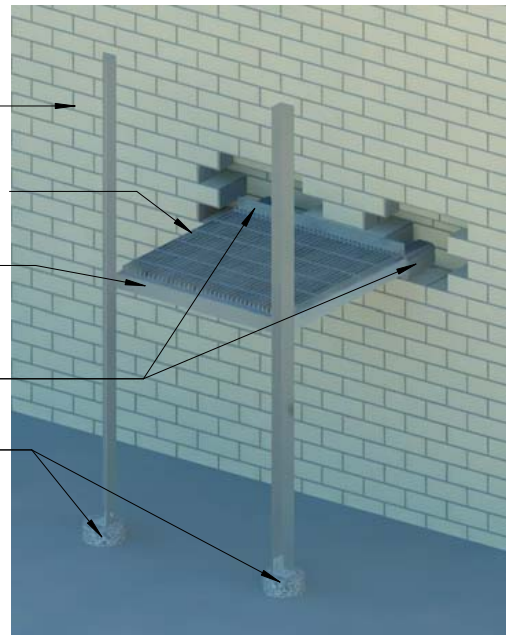
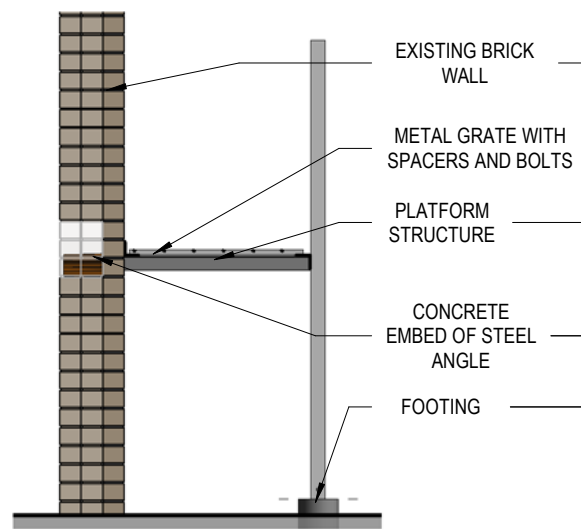
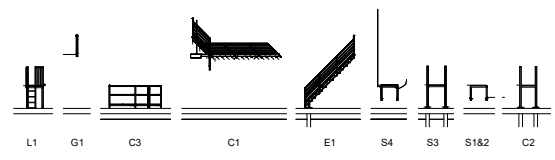


B1 side 1-4 Brightwood Terrace Lynn MA

Jul 01 2025
Site Inspection Date

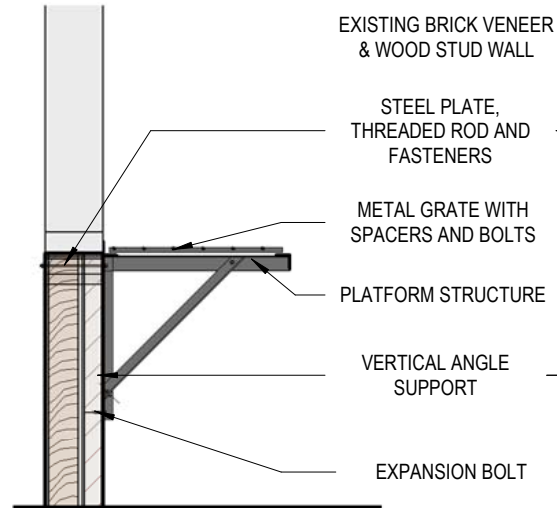


**INITIAL EVALUATION
PASS/FAIL REPORT**
TYPICAL HISTORICAL
EXISTING CONDITIONS



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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PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

B1 side 1-4 Brightwood Terrace Lynn MA

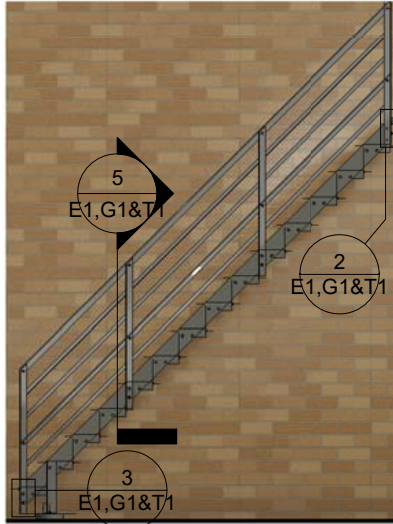
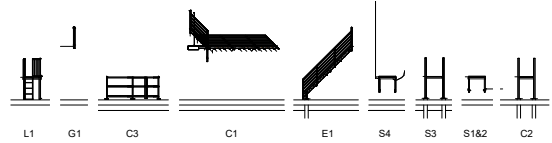
Jul 01 2025
Site Inspection Date

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

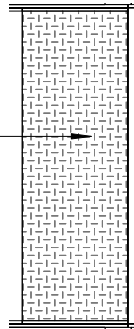
SCALE: 12" = 1'-0"



5 T1- TREAD

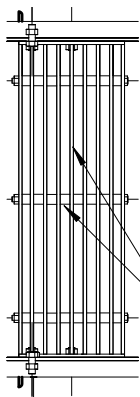
SCALE: 1" = 1'-0"

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"



6 T1 HISTORIC TREAD - PLAN

SCALE: 1" = 1'-0"

BAR GRATE WITH SPACES AND A THRU BOLT



10 G1-3D-EVAL-TREAD

SCALE: 12" = 1'-0"

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TREAD & GRATING COMPONENTS

E1,G1&T1


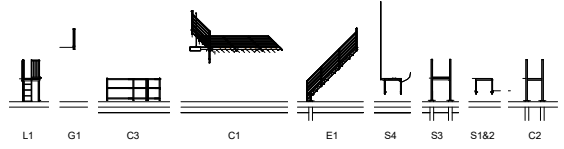
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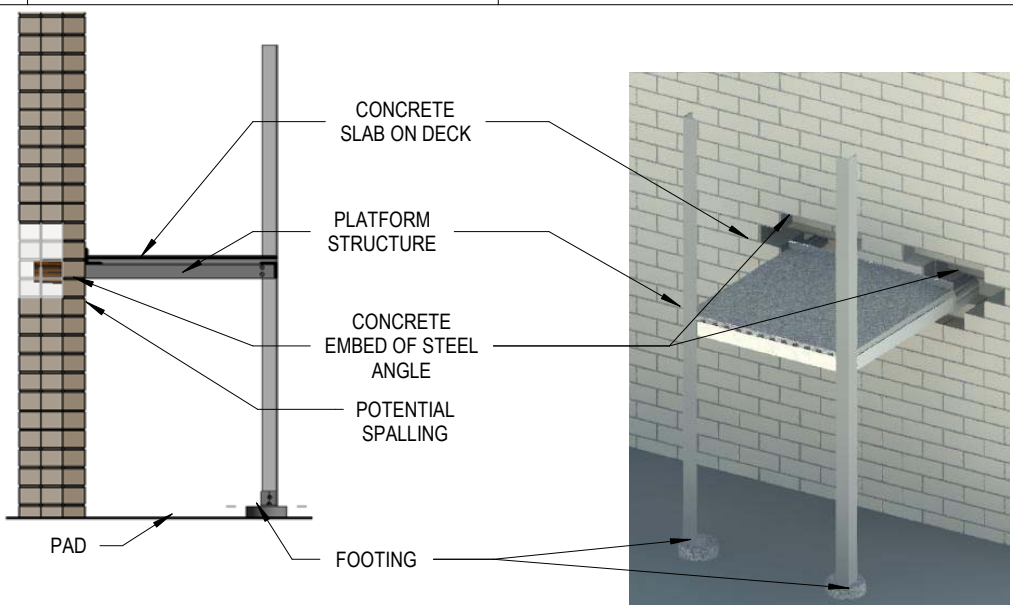
PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

B1 side 1-4 Brightwood Terrace Lynn MA

Jul 01 2025
Site Inspection Date

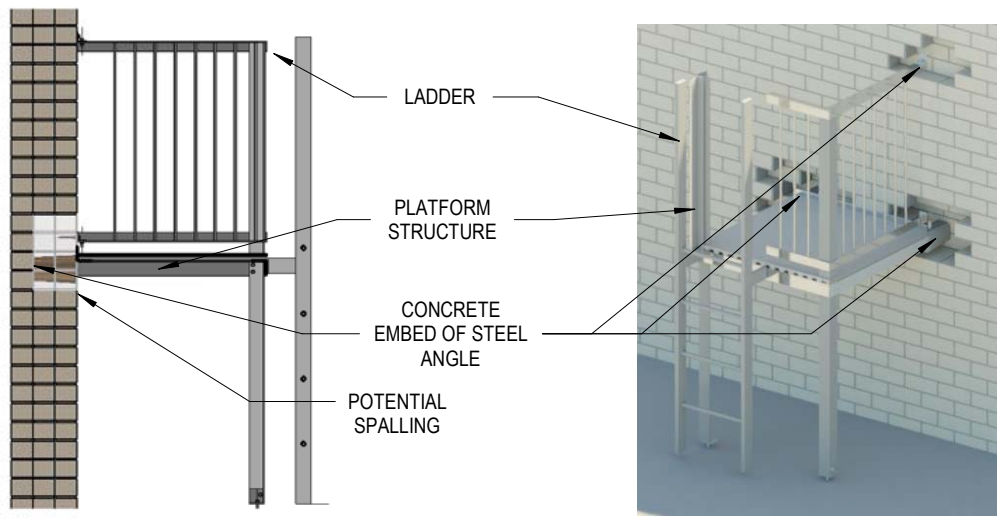
CEMENT SLAB, FOOTING & PAD COMPONENTS

	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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PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT



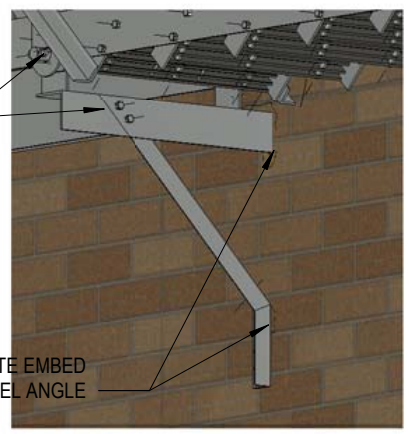
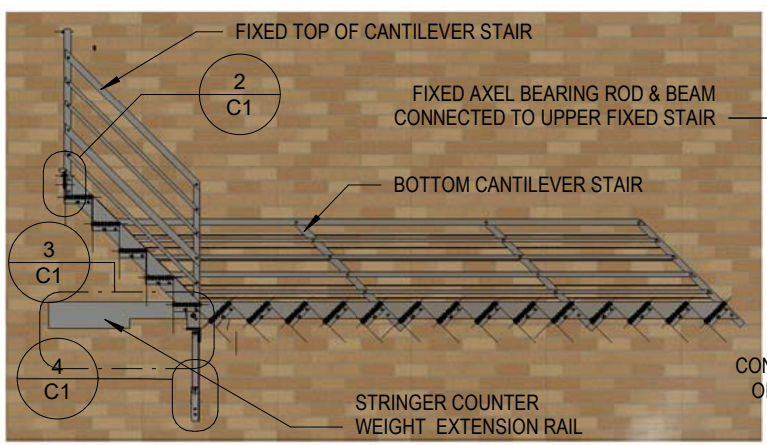
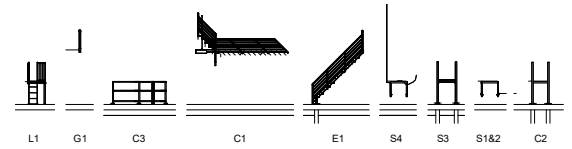
B1 side 1-4 Brightwood Terrace Lynn MA

Jul 01 2025
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CANTILEVER STAIRS

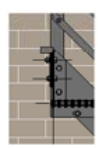


**INITIAL EVALUATION
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TYPICAL HISTORICAL
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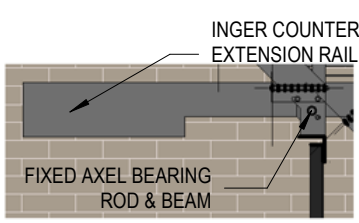
1 C1-STAIR CANTILEVER
SCALE: 1/4" = 1'-0"

6 C1-ENLGD. 3D BEARING ROD
SCALE:



LOWER CANTILEVER
STAIR RELEASE ROD
AND PUSH BAR

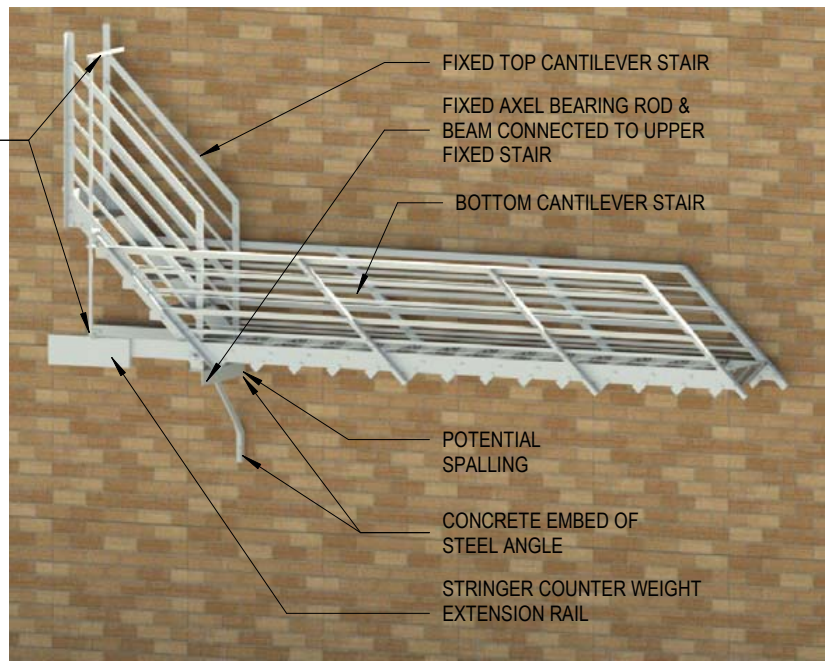
2 C1-TOP
SCALE: 1/2" = 1'-0"



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: 12" = 1'-0"

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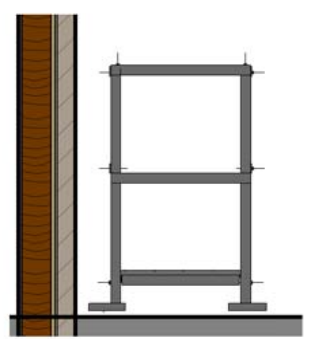
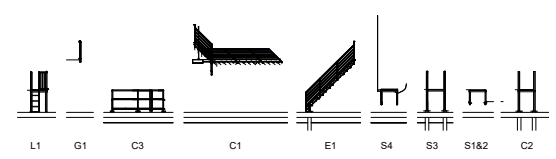
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Jul 01 2025
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CATWALK COMPONENTS

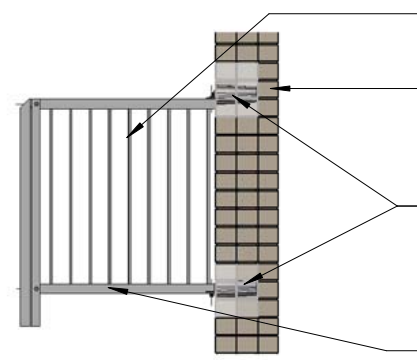


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EXISTING CONDITIONS

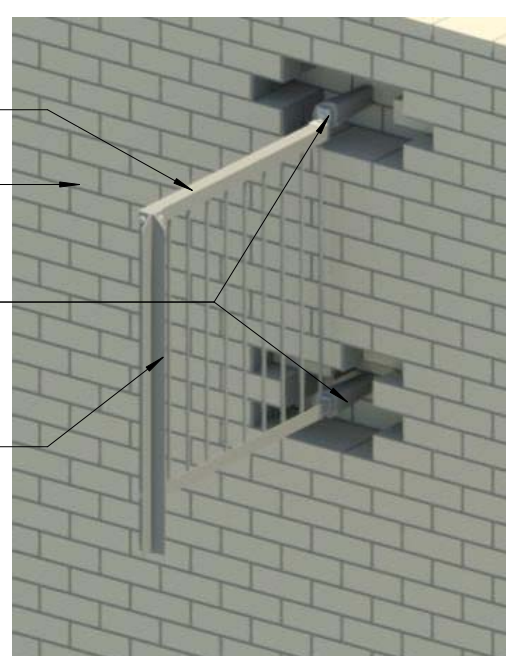


1 C3-CATWALK AND COMPONENTS
SCALE: 3/8" = 1'-0"

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



RAILING BALLUSTRADES
EXISTING BRICK WALL
CONCRETE EMBED
RAILING STRUCTURE



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

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

13 COPYRIGHT 2023 ALL RIGHTS RESERVED

12/17/2023 11:57:24 AM	CATWALK COMPONENTS	C3&E2
FIRE ESCAPE ENGINEERS 616 Washington Street, St #3 Lynn, MA 01901 www.fireescapeengineers.com 800-649-3333		

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



B1 side 1-4 Brightwood Terrace Lynn MA

Jul 01 2025
Site Inspection Date

1-4 Brightwood Terrace
Site Address

Jody Harrah
Owner or Owner Agent

Lynn MA 01902
City State Zip Code

(860) 833-2746
Phone fax

jody@jhonproperties.com
email

FE Structural Format
Platform stairs
ladder to grade

JH One Properties
Owner or Owner Agent Company

Location 491 Washington St
Mailing Address

B1
City State Zip Code

Lynn MA 01921
City State Zip Code

FE Made Of Iron/Steel
Painted

Stories 3
Phone fax

of FEs on building 10
website

Roger Ennis
Authority Having Jurisdiction

3 City Hall Square
Address

Lynn MA 01901
City State Zip Code

rennis@lynnma.gov
email

(781) 586-6815
Phone fax

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

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

Indicate inspection was done by:

a. a visual walk through of the Fire Escape System all accessible areas only. NO Load Test or destructive testing was performed. Safety hammer testing, scraping, poking, and chipping are all part of visual observation and resulting damage is owner's responsibility to repair or maintain.

b. an Evaluation of the Fire Escape System from the ground, with or without the use of visual aid, due to NO ACCESS or UNSAFE STRUCTURE WITH LIFE SAFETY ISSUES.

Fire Escape Passed? FAILED 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). 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.

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 Jul/01/25 Site Inspection Date

info@firescapeengineers.com email 6036 Case ID

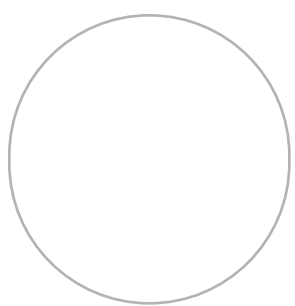
Fire Escape Engineers
Design Company or Other Company Name

616 Washington St
Address

Lynn MA 01901
City State Zip Code

X

Francisco Meneses 7/1/2025
peer reviewed by Fire Escape Engineer Francisco Meneses



PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT**B1** 1-4 Brightwood Terrace Lynn MA
sideJul 01 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

Emergency Repairs: According to Fire Escape Services Repair Procedures and industry standards, any components—including bolts, supports, rails, grating, treads, stairs, ladders, and worn metal, identified or not before or after initial evaluation—will be temporarily repaired, reinforced, or replaced as needed to ensure functionality for a one-time use up to 90 days, pending permanent repairs. Additional time may necessitate further inspection or reinforcement. Emergency repair costs will be deducted from permanent work expenses. The full text is in the Emergency Repair Proposal.

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 10-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.



REPLACE PDF WITH REPORT PDF FOR THIS CASE

6036
Case Number

PRE-LOAD TEST INITIAL EVALUATION PASS/FAIL REPORT

B1 side 1-4 Brightwood Terrace Lynn MA

Jul 01 2025
Site Inspection Date



REPLACE PDF WITH REPORT PDF FOR THIS CASE