



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307



8.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

September 28, 1998

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 9, regarding a report on the status of the building at 132 Oxford Street/27 Forest Street, received from Inspectional Services Commissioner Robert Bersani.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT 831 MASS. AVE.
CAMBRIDGE, MASSACHUSETTS 02139 (617) 349-6100

ROBERT R. BERSANI
Managing Director/
Acting Commissioner

August 27, 1998

RECEIVED
58 AUG 31 PM 2:54
OFFICE OF THE CITY MANAGER

To: Robert W. Healy, City Manager

From: Bob Bersani, Inspectional Services

Subject: Council Order #040, dated 7/27/98: REPORT ON THE STATUS OF
THE BUILDING AT 132 OXFORD STREET/27 FOREST STREET

This is a revision to my August 11, 1998 response to this Council
Order.

On July 1st, a resident filed a complaint via E-mail reporting
a storm window assembly falling from the apartment complex at the
corner of Oxford and Forest Streets and possible hazardous
conditions of other windows in this same building. Also, a
telephone report was filed with ISD by Attorney Panico on this same
incident on July 2nd.

As a result of these reports, an inspection was immediately
conducted of all windows in the building by building and code
enforcement inspectors in coordination with the building owner's
representative. Based on this investigation, it was determined that
a storm window from apartment #3 at 132 Oxford Street was missing,
apparently the one that fell and injured a pedestrian on 7/1/98.
All remaining windows in the building were closely inspected and
determined to be properly secured and in sound condition.

The Police and Fire Departments were contacted to review any
information that they might have in their files concerning this
incident. A Fire Department report dtd. 7/1/98, which includes
information on the injury to the pedestrian, is attached.

A copy of the ISD report on this matter is also attached.

Very truly yours,

R. R. Bersani



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

TO: ROBERT R. BERSANI, *W 7/16*
COMMISSIONER

FROM: JOHN FALLON,
SENIOR HOUSING INSPECTOR

RE: 132 OXFORD STREET
COMPLAINT #21215

DATE: JULY 15, 1998

JULY 2, 1998

BEEPED TO GO TO 132 OXFORD STREET. WALKED AROUND BUILDING AND FOUND NO VISIBLE SIGN OF LOOSE OR HANGING WINDOWS.

JULY 6, 1998

INSPECTOR FALLON AND CASEY DID A VISIBLE INSPECTION AND TOOK SOME PICTURES OF STORM WINDOWS ON FIRST FLOOR. NO VISIBLE SIGN OF LOOSE OR HANGING STORM WINDOWS. CALLED PAUL HARTFORD, PROPERTY MANAGER FOR INVESTMENT LIMITED, TO SET UP AN APPOINTMENT TO CHECK THE WINDOWS FROM THE INSIDE.

JULY 9, 1998

ON SITE INSPECTION WITH SENIOR BUILDING INSPECTOR, RON BENTUBO, SENIOR HOUSING INSPECTOR, JOHN FALLON, PROPERTY MANAGER, MR. PAUL HARTFORD AND HIS WORKING FOREMAN, JOHN. WE CHECKED THE WINDOWS IN THE APARTMENT WHERE THE INCIDENT TOOK PLACE, ALSO OTHER WINDOWS THROUGHOUT THE BUILDING, FRONT, SIDE AND REAR. ALL THE STORM WINDOWS HAVE 15 TO 17 SCREWS HOLDING THE STORM WINDOWS IN PLACE. ALL WINDOWS CHECKED WERE FOUND TO BE SECURE AND IN GOOD WORKING ORDER.

INVESTMENTS LIMITED

2380 Massachusetts Ave

Cambridge, MA 02140

(617) 547-0026

July 10, 1998

John Fallon
Senior Housing Inspector
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Re: 27 Forest Street, 132-132½ Oxford Street, Cambridge

Dear Inspector Fallon:

This letter is regarding an incident which occurred at 27 Forest Street, Cambridge on July 1, 1998 and my inspection of the buildings located there.

On July 1, 1998 our office received notification via telephone of alleged dangerous conditions at the building at 27 Forest Street. We were specifically told that the window frames were rotting and that a storm window had fallen off the building. That afternoon, our maintenance employee inspected the entire building visually from the exterior. He observed no dangerous conditions as to any window, window frame or storm window. We were unable to access the apartment from which the storm window allegedly fell (132 Oxford Street, #3) as the tenants had changed the locks and failed to provide us with a key.

On July 2, 1998, I went to the premises to perform a reinspection with a maintenance employee. The reinspection was performed with the use of binoculars and I observed no dangerous conditions to exist as to any window, window frame, or storm window. Subsequent to July 2, 1998, I was able to access the unit at 132 Oxford Street, #3 and conducted a thorough inspection of the windows, window frames and storm windows. I once again found no dangerous conditions to exist as to any windows, window frames or storm windows.

After three separate inspections of the buildings at 27 Forest Street, and 132-132½ Oxford Street including a direct physical inspection of the allegedly defective and dangerous window at 132 Oxford Street, #3, I have concluded that no dangerous conditions exist as to any window, window frame, or storm window at the buildings in question. Attached hereto please find a transcription of my notes from the date of the alleged incident. Please do not hesitate to contact me with any questions or comments you may have.

Thank you for your attention to this matter.

Very truly yours,


Paul Hartford

Enclosure

On Wednesday, July 1, 1998 at approximately 3:00 p.m., I received a telephone call from Jeremy Horowitz who is the tenant of record at 132 Oxford Street, #3. He told me of an incident involving a person by the name of Stu Rosenthal to whom he is subletting the referenced apartment. We have no record of having approved a subletter for that unit as per the requirements set forth in the lease agreement signed by the tenant. He stated that the subletter gave the following description of an incident which had occurred that morning:

He was standing in the bedroom and noticed the storm window (exterior) moving as the wind blew outside. He started walking over towards the window and witnessed it fall out into the street. He went over to the window and saw a man injured on the sidewalk. Apparently, the incident had occurred during the mid-morning hours of the same day, and was only being reported to me at approximately 3:00 p.m.

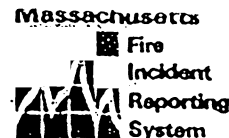
I sent a maintenance employee to the building, and he observed no broken glass or any sign of an incident. He also inspected the windows from the exterior, and did not observe any windows which appeared to be loose or faulty in any way.

The tenant or subletter has added a third lock to the door for which we have no key, and we were unable to access the apartment to inspect the unit from the interior on July 2, 1998. I contacted the subletter by telephone on July 3, 1998, and he did not return any of my calls.



MASSACHUSETTS FIRE INCIDENT REPORT

DEPARTMENT OF PUBLIC SAFETY OFFICE OF THE STATE FIRE MARSHAL
1010 Commonwealth Avenue Boston, Massachusetts 02215



10 FDID# 17049		Department Cambridge		Revised Report		FORM FP-32						
Incident # 00022		DATE 7-1		Day Of Week 4 Wed 5 Thu 6 Fri 7 Sat		Alarm Time 1458		Arrival Time 1500		Back in Service 1519		
SITUATION FOUND	11 Structure fire		17 Outside spill with fire		SEE MANUAL FOR OTHER CALLS 32		1 Extinguishment		5 Stand by		MUTUAL AID	
	13 Vehicle fire		18 Other fires not classified				2 Rescue or Assistance		6 Salvage		1 Rec'd	
14 Brush, grass, leaves		47 Chemical spill				3 Investigation only		7 Ambulance		2 Given		
15 Trash, rubbish		44 Power line down				4 Remove Hazard		8 Fill in, Move up		N A		
16 Explosion, No after fire		45 Arcing electric equipment										
FIXED PROPERTY USE (Occupancy) STREET		9162		IGNITION FACTOR								
CORRECT ADDRESS (Up to maximum of 21 characters) FOREST & OXFORD ST		ZIP CODE		CENSUS TRACT								
11 OCCUPANT NAME		(LAST, FIRST, MI)		TELEPHONE		ROOM or APT.						
12 OWNER NAME		(LAST, FIRST, MI)		ADDRESS		TELEPHONE						
13 METHOD OF ALARM		CO. INSPECTION DISTRICT		NO. FIRE SERVICE PERSONNEL RESPONDED		NO. ENGINES RESPONDED		NO. AERIAL APPARATUS RESPONDED				
1 Telephone direct		E-4		7		1		0				
2 Municipal alarm system												
3 Private alarm system												
4 Radio												
5 Verbal												
6 No alarm recd.												
7 Tie-line (911)												
8 Voice signal municipal alarm signal												
9 Not classified above												
0 Undetermined or not reported												
HAZARDOUS MATERIAL PRESENT? YES NO		SUBSTANCE		NO. TANKERS RESPONDED		NO. OTHER VEHICLES RESPONDED						
				0		R-2						
Special Equipment Used?				USE FP 33 FOR ALL CASUALTIES								
20 FIRE SERVICE		NUMBER OF INJURIES		NUMBER OF FATALITIES		NUMBER OF INJURIES		NUMBER OF FATALITIES		RESCUES		
MOBILE PROPERTY TYPE		VEHICLE STOLEN? Yes No		ESTIMATED TOTAL DOLLAR LOSS		Insurance Co.		Total Insurance \$		Claim Paid \$		
11 AUTO, VAN												
12 BUS												
13 MOTORCYCLE												
21 TRUCK OVER 1 TON		08 NONE										
YEAR MAKE MODEL		COLOR		LICENSE NO.		VIN #						
30												
40 IF EQUIPMENT INVOLVED IN IGNITION		YEAR MAKE MODEL		SERIAL NO.								
K COMPLEX		AREA OF ORIGIN		EQUIPMENT INVOLVED IN IGNITION								
L FORM OF HEAT IGNITION		MATERIAL IGNITED		FORM		TYPE						
M METHOD OF EXTINGUISHMENT		LEVEL OF FIRE ORIGIN		Number of Stories		CONSTRUCTION TYPE						
1 Self extinguished		1 Grade level to 9 ft.		1 1 story		1 Fire resistive						
2 Make shift aids		2 10 to 19 feet		2 2 story		2 Heavy timber						
3 Portable extinguisher		3 20 to 29 feet		3 3 to 4 stories		3 Protected noncombustible						
4 Automatic ext. system		4 30 to 49 feet		4 5 to 6 stories		4 Unprotected noncombustible						
5 Pre-connect hose tank only		5 50 to 70 feet		5 7 to 12 stories		5 Protected ordinary						
6 Pre-connect hose hydrant draft standpipe		6 Over 70 feet		6 13 to 24 stories		6 Unprotected ordinary						
7 Hand-laid hose hydrant draft standpipe		7 Objects in flight		7 25 to 49 stories		7 Protected wood frame						
8 Master stream device		8 Below ground level		8 50 stories or more		8 Unprotected wood frame						
		9 Not classified above				9 Not classified above						
		0 Undetermined				0 Undetermined or not reported						
N EXTENT OF DAMAGE		Flame Smoke		P DETECTOR PERFORMANCE		SPRINKLER PERFORMANCE						
1 Confined to the object of origin				1 Det. in room or space of fire origin—oper.		1 Equipment operated						
2 Confined to part of room or area of origin				2 Det. not in rm. or space of fire origin—oper.		2 Equipment should have operated—did not						
3 Confined to room of origin				3 Det. in rm. or space of origin—no oper.		3 Equipment pre. but fire too small to oper.						
4 Confined to the fire-rated comp. of origin				4 Det. not in rm. or space of origin—no oper.		9 Not classified above						
5 Confined to floor of origin				5 Det. in rm. or space of fire origin but fire too small to oper.		0 Undetermined or not reported						
6 Confined to structure of origin				9 Not classified above		8 No equipment present (N.A.)						
7 Extended beyond structure of origin				0 Undetermined or not reported								
9 No damage of this type (N.A.)				8 No detectors present (N.A.)								
Q IF SMOKE SPREAD BEYOND ROOM OF ORIGIN		MATERIAL GENERATING MOST SMOKE		FORM		TYPE						
R WEATHER CONDITIONS		CLEAR		AVENUE OF SMOKE TRAVEL		7 Utility opening in floor						
				1 Air handling duct		9 Not classified above						
				2 Corridor		0 Undetermined or not reported						
				3 Elevator shaft		8 No avenue of smoke travel (N.A.)						
				4 Stairwell								
				5 Opening in construction								
				6 Utility opening in wall								
MEMBER MAKING REPORT		DATE		FIRE MARSHAL		FM 1 Yes 2 No						
Lt George E. Bernard		7/1/88										



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT 831 MASS. AVE.
CAMBRIDGE, MASSACHUSETTS 02139 (617) 349-6100

ROBERT R. BERSANI
Managing Director/
Acting Commissioner

August 27, 1998

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As a result of these reports, an inspection was immediately conducted of all windows in the building by building and code enforcement inspectors in coordination with the building owner's representative. Based on this investigation, it was determined that a storm window from apartment #3 at 132 Oxford Street was missing, apparently the one that fell and injured a pedestrian on 7/1/98. All remaining windows in the building were closely inspected and determined to be properly secured and in sound condition.

The Police and Fire Departments were contacted to review any information that they might have in their files concerning this incident. A Fire Department report dtd. 7/1/98, which includes information on the injury to the pedestrian, is attached.

A copy of the ISD report on this matter is also attached.

Very truly yours,

R. R. Bersani



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

TO: ROBERT R. BERSANI, *RB* 7/16
COMMISSIONER

FROM: JOHN FALLON,
SENIOR HOUSING INSPECTOR

RE: 132 OXFORD STREET
COMPLAINT #21215

DATE: JULY 15, 1998

JULY 2, 1998

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INVESTMENTS LIMITED
2380 Massachusetts Ave
Cambridge, MA 02140
(617) 547-0026

July 10, 1998

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Senior Housing Inspector
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

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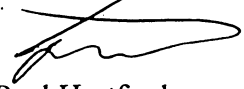
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Very truly yours,


Paul Hartford

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MASSACHUSETTS FIRE INCIDENT REPORT

DEPARTMENT OF PUBLIC SAFETY OFFICE OF THE STATE FIRE MARSHAL
1010 Commonwealth Avenue Boston, Massachusetts 02215

Massachusetts
Fire
Incident
Reporting
System

FDID# 17049		Department Cambridge		Revised Report		FORM FP-32							
Incident # 00022		DATE 7-1		Day Of Week 1 Sun 2 Mon 3 Tue 4 Wed 5 Thu 6 Fri 7 Sat 4		Alarm Time 1458		Arrival Time 1500		Back in Service 1519			
SITUATION FOUND		11 Structure fire 13 Vehicle fire 14 Brush, grass, leaves 15 Trash, rubbish 16 Explosion, No after fire		17 Outside spill with fire 18 Other fires not classified 47 Chemical spill 44 Power line down 45 Arcing electric equipment		SEE MANUAL FOR OTHER CALLS 32		ACTION TAKEN		1 Extinguishment 2 Rescue or Assistance 3 Investigation only 4 Remove Hazard 5 Stand by 6 Salvage 7 Ambulance 8 Fill in, Move up		3 PM MUTUAL AID 1 Rec'd 2 Given N A	
FIXED PROPERTY USE (Occupancy)		9162		IGNITION FACTOR									
CORRECT ADDRESS (Up to maximum of 21 characters)		STREET		ZIP CODE		CENSUS TRACT							
D FOREST & OXFORD ST				TELEPHONE		ROOM or APT.							
E 11 OCCUPANT NAME		(LAST, FIRST, MI)		TELEPHONE									
F 12 OWNER NAME		(LAST, FIRST, MI)		ADDRESS		TELEPHONE							
G 13 METHOD OF ALARM		7		CO. INSPECTION DISTRICT E-4		H NO. FIRE SERVICE PERSONNEL RESPONDED 7		NO. ENGINES RESPONDED 1		NO. AERIAL APPARATUS RESPONDED 0			
1 Telephone direct 2 Municipal alarm system 3 Private alarm system 4 Radio 5 Verbal 6 No alarm recd. 7 Tie-line (911) 8 Voice signal municipal alarm signal 9 Not classified above 0 Undetermined or not reported		SHIFT 2		HAZARDOUS MATERIAL PRESENT? YES NO		NO. TANKERS RESPONDED 0		NO. OTHER VEHICLES RESPONDED R-2					
		NO. ALARMS S		SUBSTANCE		Special Equipment Used?				USE FP 33 FOR ALL CASUALTIES			
I 20 FIRE SERVICE		NUMBER OF INJURIES		NUMBER OF FATALITIES		NUMBER OF INJURIES		NUMBER OF FATALITIES		RESCUES			
J MOBILE PROPERTY TYPE		22 TRUCK UNDER 1 TON		VEHICLE STOLEN? Yes No		ESTIMATED TOTAL DOLLAR LOSS		Insurance Co.		Total Insurance \$		Claim Paid \$	
11 AUTO, VAN 12 BUS 13 MOTORCYCLE 21 TRUCK OVER 1 TON		41 BOAT, UNDER 65' 08 NONE				COLOR		LICENSE NO.		VIN #			
30 YEAR MAKE MODEL													
40 IF EQUIPMENT INVOLVED IN IGNITION		YEAR MAKE MODEL SERIAL NO.											
K COMPLEX		AREA OF ORIGIN		EQUIPMENT INVOLVED IN IGNITION									
L FORM OF HEAT IGNITION		MATERIAL IGNITED		FORM		TYPE							
M METHOD OF EXTINGUISHMENT		LEVEL OF FIRE ORIGIN		Number of Stories		CONSTRUCTION TYPE							
1 Self extinguished 2 Make shift aids 3 Portable extinguisher 4 Automatic ext. system 5 Pre-connect hose/tank only 6 Pre-connect hose hydrant draft standpipe 7 Hand-laid hose hydrant draft standpipe 8 Master stream device		1 Grade level to 9 ft. 2 10 to 19 feet 3 20 to 29 feet 4 30 to 49 feet 5 50 to 70 feet 6 Over 70 feet 7 Objects in flight 8 Below ground level 9 Not classified above 0 Undetermined		1 1 story 2 2 story 3 3 to 4 stories 4 5 to 6 stories 5 7 to 12 stories 6 13 to 24 stories 7 25 to 49 stories 8 50 stories or more		1 Fire resistive 2 Heavy timber 3 Protected noncombustible 4 Unprotected noncombustible 5 Protected ordinary 6 Unprotected ordinary 7 Protected wood frame 8 Unprotected wood frame 9 Not classified above 0 Undetermined or not reported							
N EXTENT OF DAMAGE		Flame Smoke		P DETECTOR PERFORMANCE		SPRINKLER PERFORMANCE							
1 Confined to the object of origin 2 Confined to part of room or area of origin 3 Confined to room of origin 4 Confined to the fire-rated comp. of origin 5 Confined to floor of origin 6 Confined to structure of origin 7 Extended beyond structure of origin 9 No damage of this type (N-A)				1 Det. in room or space of fire origin — oper. 2 Det. not in rm. or space of fire origin — oper. 3 Det. in rm. or space of origin — no oper. 4 Det. not in rm. or space of origin — no oper. 5 Det. in rm. or space of fire origin but fire too small to oper. 9 Not classified above 0 Undetermined or not reported 8 No detectors present (N-A)		1 Equipment operated 2 Equipment should have operated — did not 3 Equipment pre. but fire too small to oper. 9 Not classified above 0 Undetermined or not reported 8 No equipment present (N-A)							
Q IF SMOKE SPREAD BEYOND ROOM OF ORIGIN		MATERIAL GENERATING MOST SMOKE		FORM		TYPE							
R WEATHER CONDITIONS		CLEAR		AVENUE OF SMOKE TRAVEL		7 Utility opening in floor 9 Not classified above 0 Undetermined or not reported 8 No avenue of smoke travel (N-A)							
				1 Air handling duct 2 Corridor 3 Elevator shaft 4 Stairwell 5 Opening in construction 6 Utility opening in wall									
MEMBER MAKING REPORT		Lt George E. Bernard		DATE		7/1/98							

ORIGINAL: FIRE DEPARTMENT CARBON COPY: STATE FIRE MARSHAL



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL. 349-4300
FAX. 349-4307



8.

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

September 14, 1998

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 14, regarding a report on the status of the building at 132 Oxford Street/27 Forest Street, received from Inspectional Services Commissioner Robert Bersani.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment

Consent Agenda #8

5745

Relative to the status of the
building at 132 Oxford Street/
27 Forest Street.

In City Council September 14, 1998

No Action Taken

SEP. 28 1998

PLACED ON FILE