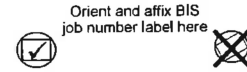




TPP1: Tenant Protection Plan

Required if dwelling units will be occupied during construction. Owner must notify the Department at least 72 hours before commencing work in connection with the Tenant Protection Plan.



BIS JOB #: 103945457

1 LOCATION INFORMATION

House No(s) Street Name Number of dwelling units to remain occupied during construction:

16 JANE STREET

Specific unit/apartment numbers to remain occupied:

1ST FLOOR

Borough MANHATTAN

Block 615

Lot 68

BIN 1011041

CB No. 102

2 TENANT PROTECTION PLAN

Required for all applications with occupied dwelling units (AC 28-120.1). Means and methods shall be described with particularity and in no case shall terms such as 'code compliant,' 'approved,' 'legal,' 'protected in accordance with law' or similar terms be used as a substitute for such description. The Tenant Protection Plan must be site specific. The elements of the Tenant Protection Plan may vary depending on the nature and scope of the work but at a minimum, must comply with all applicable laws and regulations, including the NYC Construction Codes, the NYC Housing Maintenance Code, the NYC Noise Control Code, and the NYC Health Code, and shall make detailed and specific provisions for:

1. **Egress** – Clarify how adequate egress will be maintained during construction.
2. **Fire Safety** – Identify safety measures to maintain fire safety of occupied dwelling during construction.
3. **Health requirements** – Specify methods to be used for control of dust, disposal of construction debris, noise control, maintenance of sanitary facilities during construction.
 - 3.1. **Lead and asbestos** – If the work involves disturbance of lead-based paint, as defined in section 27-2056.2, or paint of unknown lead content or asbestos include a statement of compliance with applicable provisions of law relating to lead and asbestos. Indicate whether the firm performing the work holds the certifications required to perform the work pursuant to section 27-2056.11, and include the firm name and certification numbers. List any open violations related to lead issued by the NYC Department of Health and Mental Hygiene (DOHMH) or the NYC Department of Housing Preservation and Development (HPD). If there are open violations related to lead, include the violation number, date issued, and city agency that issued the violation.
4. **Compliance with housing standards** – Demonstrate compliance with NYC housing maintenance code and NYS multiple dwelling law during construction.
5. **Structural safety** – Identify specific measures to maintain structural stability during construction.
6. **Noise restrictions** – Identify specific means and methods to be used for the limitation of noise to acceptable levels in accordance with the NYC Noise Control Code.
7. **Maintaining essential services** – Describe the means and methods to be used for maintaining heat, hot water, cold water, gas, electricity, or other utility services in accordance with the requirements of the New York City Housing Maintenance Code. Specify if a disruption of any such service is anticipated during the work, including the anticipated duration of such disruption and the means and methods to be employed to minimize such disruption, including the provision of sufficient alternatives for such service during such disruption. Notification of the disruption must be given to all affected occupants of occupied dwelling units.
8. **Other requirements** – Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

1) Egress - No egress change is proposed. Proposed work is in the first floor. Egress Stairs, Hallways and exits doors are to remain unobstructed and accessible at all times during construction.

2) Fire Safety - All necessary laws and controls including those with respect to occupied dwellings as well as additional safety measures necessitated by the construction should be strictly observed.

3) Health Requirements- Specify methods to be used for control of dust, disposal of construction debris, noise control, maintenance of sanitary facilities during construction

*Specifications of methods to be used for control dust. Disposal of sanitary facilities and limitations of noise.

see ai1-attached

If additional space is required, please complete and submit an AI1 form.

3 TENANT PROTECTION PLAN ATTACHMENTS/DRAWINGS

Required for all applications where separate Tenant Protection Plan attachments/drawings are included. Please append legible 11" x 17" attachments/drawings to this document.

1. Do attachments/drawings accompany this TPP1? ☐ YES ☒ NO
2. If YES, how many pages?

4 OWNER'S STATEMENTS AND SIGNATURE

I hereby certify that I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of the New York City Administrative Code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

Name (print): RALPH DELLA CAVA

Relationship to Owner: MANAGING AGENT

Business Name/Agency: JANE ST ASSOCIATES LLC C/o R. Cohen

Street Address: 250 PARK AVENUE, SUITE 1901

City: NEW YORK

State: NY

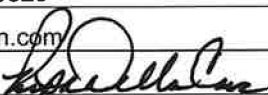
Zip: 10177

Telephone Number: (212) 835-9528

Fax: _____

Email Address: ralph@racohen.com

Signature and Date



5 APPLICANT'S STATEMENTS AND SIGNATURE

I hereby certify that:

If applicable, I have been retained by the general contractor performing the alteration, construction, or partial demolition work.

I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of the New York City Administrative Code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

I hereby state that I have exercised a professional standard of care in certifying that this Tenant Protection Plan is complete and in accordance with applicable laws, including the rules of the Department of Buildings, as of this date. I am aware the Commissioner will rely upon the truth and accuracy of this statement. I have notified the owner that this document has been professionally certified. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken to meet legal requirements. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action by the Department of Buildings and other appropriate authorities, including termination of participation in the professional certification procedures at the Department of Buildings.

Name (please print)

SHAHRISH SHUVO

06.26.25

Signature

Date

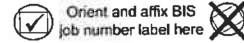


P.E./R.A. Seal (apply seal, then sign and date over seal)



AI1: Additional Information

Must be typewritten.



Page number _____ of _____ BIS Document No. _____

1 Location and Job Information Required for all applications.

House No(s) 16

Street Name JANE STREET

Borough MANHATTAN

Block 615

Lot 68

BIN 1011041

CB No.

2 Revisions to Plans/Drawings Required whenever updating plans. All revisions for each page must be clearly described in section 3.

Submission is part of a Post Approval Amendment (PAA)? ☐ Yes PW1 required ☒ No Indicate all actions for this submission:

Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID

For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page.

Is this section continued on additional AI1 forms? ☐ Yes ☐ No

3 Additional Information Required for all applications.

AI1 filed here with additional details for TPP

4) Compliance with housing standards - Demonstrate compliance with NYC housing maintenance code and NYS multiple dwelling law during construction .

**The contractor shall comply with the requirements of the New York City housing maintenance code and the New York State multiple dwelling law

5) Structural Safety - Identify specific measures to maintain structural stability during construction.

*If the contractor discovers any structural deficiencies or accidentally affects the stability of the building. They are to make the area safe notify the owner and architect.

6) Noise Restriction - Identify specific means and methods to used for the limitation of noise to acceptable levels in accordance with the NYC noise control code.

Construction will confirm to normal business hours: 7:00 AM TO 6:00 PM, Monday through Friday unless an AFTER-HOUR WORK VARIANCE (AHV) is requested. An AHV shall be acquired prior to any work being done after normal w

7) Maintaining Essential Services - Describe the means and methods to be used for maintaining heat, hot water, cold water, gas, electricity, or other utility services in accordance with the requirements of the New York City Housing Maintenance Code. Specify if a disruption of any such service is anticipated during the work, including the anticipated duration of such disruption and the means and methods to be employed to minimize such disruption, including the provision of sufficient alternatives for such service during such disruption. Notification of the disruption must be given to all affected occupants of occupied dwelling units.

*Essential service such as heat, hot water, cold water, gas, electricity, or other utility service will not be disrupted. If they do need to be disrupted notification will be given in writing with a minimum of 24 hours in advance

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print)

SHAHRIKH SHUVO

Signature

P.E. / R.A. Seal (apply seal, then sign and date over seal)

Date

