



TPP1: Tenant Protection Plan

Must be completed as fill in PDF

DEPT BLDGS Job No. 122904704



Scan Code ESHS1673891

1 Location Information *Required for all applications.*

House No(s) 232

Street Name WEST 137 STREET

Number of apartments to remain occupied 003

Borough MANHATTAN

Block 1942

Lot 48

BIN 1058971

CB No. 110

2 Tenant Protection Plan *Required for all applications with occupied dwelling units. (2014 AC 28-104.8 4)*

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, and maintenance of sanitary facilities during construction.
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 measures to comply with NYC Noise control code during construction.
7. **Other requirements** - Any additional requirements to assure tenant safety during construction

Complete all sections that apply below.

Tenant Protection Plan - 2014 Code: Per BC 28-104.8.4.

This building is 4 stories and contains 4 dwelling units. Only three units will be occupied during the construction.

1. EGRESS:

At all times during the course of construction, provision shall be made for adequate egress as required by this code and the tenant protection plan shall identify the egress that will be provided. Required egress shall not be obstructed at any time except where approved by the Commissioner. Required egress paths shall be maintained on a constant basis and all required public areas (for egress) shall be kept free and clear at all times. Egress will not be affected.

2. FIRE SAFETY:

All necessary laws and controls, including those with respect to occupied dwelling, as well as additional safety measures necessitated by the construction shall be strictly observed. Existing fire safety for all occupied dwelling units shall be maintained and shall not diminish. All building materials stored at the construction site and/or in any area of the building are to be secured in a locked area. Access to such areas is to be controlled by the building owner and/or general contractor. A person(s) shall be on site to ensure that these laws are enforced at all times.

3. HEALTH REQUIREMENTS:

Specification of methods to be used for control of dust, disposal of construction debris, pest control and maintenance of sanitary facilities, and limitation of noise to acceptable levels shall be included. Plastic covers (or similar protection) shall be placed on apartment entry doors where there is work being done inside the apartment that may cause excessive dust. Contractor shall clean public areas immediately after receiving deliveries. Contractor shall clean entire site at the end of the working day and clean the site periodically to avoid excessive accumulation of dust and debris.

4. COMPLIANCE WITH HOUSING STANDARDS:

The requirements of the New York City housing maintenance code and where applicable, the New York State dwelling law shall be strictly observed.

5. STRUCTURAL SAFETY:

No Structural work shall be done that may endanger the occupants of the building (no structural work proposed).

6. NOISE RESTRICTIONS:

Where hours of the day or the days of the week in which construction work may be undertaken are limited pursuant to the New York City noise control code, such limitations shall be stated. Noise will be kept to a minimum during working hours while ongoing construction is taking place. The general contractor shall ensure that noise is limited to acceptable levels in accordance with the New York City noise control code.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

7. OTHER REQUIREMENTS:

There will be occupied Dwelling Units in the building during construction. The contractor will maintain proper and unobstructed egress as well as ensure tenant safety during construction. Construction operations will be confined to normal working hours 9am to 5pm, Mondays thru Fridays, except legal holidays, unless an after-hours work permit is issued.

Should you require additional space, please complete and submit an A11 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 TPP? ☐ Yes ☒ No

2. If yes, how many pages?

4 Applicant's Statements and Signatures Required for all applications.

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)

Percy C. Griffin

Signature

Date

04-13-2017

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

