



TPP1: Tenant Protection Plan

Pursuant to Local Law 154 of 2017, form must be completed as a PDF fill-in. You are required to notify the Department 72 hours before commencing work in connection with this Tenant Protection Plan.

DEPT BLDGS Job No. 123081002



Scan Code

ESHS2852987



1 Location Information *Required for all applications.*

House No(s) 453

Street Name EAST 117 STREET

Number of apartments to remain occupied 010

Borough MANHATTAN

Block 1711

Lot 121

BIN 1053140

CB No. 111

2 Tenant Protection Plan *Required for all applications with occupied dwelling units. (2014 AC 28-104.8.4) 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 elements of the Tenant Protection Plan may vary depending on the nature and scope of the work but at a minimum 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** - Statement of compliance with applicable provisions of law relating to lead and asbestos, such statement shall describe with particularity what means and methods are being undertaken to meet such compliance.
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. **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.
8. **Other requirements** - Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

1. **EGRESS:** THE BUILDING CONTAINS DWELLING UNITS WHICH SHALL REMAIN OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN PROPER EGRESS AT ALL TIMES DURING THE COURSE OF THE WORK. CONSTRUCTION WORK SHALL NOT BLOCK HALLWAYS, FIRE STAIRS OR ANY MEANS OF EGRESS FOR TENANTS OF THE BUILDING.

2. **FIRE SAFETY:** NO "HOT WORK" IS INCLUDED IN SCOPE OF WORK. THE CONTRACTOR SHALL STORE ALL FLAMMABLE MATERIALS IN TIGHTLY SEALED MANUFACTURER'S CONTAINERS WITH REQUIRED WARNING LABELS. STORAGE AREAS SHALL BE LOCKED, WELL VENTILATED AND AWAY FROM HEAT. ACCESS TO SUCH AREAS SHALL BE CONTROLLED BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE APPROPRIATE REQUIRED NUMBER, SIZE AND TYPE OF FIRE EXTINGUISHERS ON THE JOBSITE. PROPOSED WORK DOES NOT DISRUPT BUILDING'S FIRE SPRINKLER OR FIRE ALARM SYSTEMS (IF EXISTING).

3. **HEALTH REQUIREMENTS:** CONSTRUCTION OPERATIONS ARE LIMITED TO THE BUILDING'S EXTERIOR AND WILL NOT GENERATE AN EXCESSIVE AMOUNT OF DUST ACCUMULATION. THE CONTRACTOR SHALL PROVIDE COMPLETE WEATHER PROTECTION AT WINDOWS, WINDOW MOUNTED AIR CONDITIONERS, AIR CONDITIONER SLEEVES, ETC. IN THE AREAS ADJACENT TO THE IMMEDIATE CONSTRUCTION AREA TO PROTECT TENANTS. DEBRIS GENERATED BY CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND REMOVED REGULARLY TO PREVENT EXCESSIVE ACCUMULATION. ALL DEBRIS SHALL BE REMOVED AND DISPOSED OF IN THE APPROPRIATE LEGAL MANNER. BUILDING SANITARY FACILITIES ARE NOT AFFECTED BY PROPOSED WORK. ALL NOISE SHALL BE KEPT TO ACCEPTABLE LEVELS IN ACCORDANCE WITH THE NEW YORK CITY NOISE CONTROL CODE.

3.1. **LEAD AND ASBESTOS ABATEMENT:** LEAD AND ASBESTOS ABATEMENT IF REQUIRED SHALL BE PERFORMED FOLLOWING THE STRICT PROTOCOL OF THE AGENCIES HAVING JURISDICTION.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

4. COMPLIANCE WITH HOUSING STANDARDS: WHERE APPLICABLE, THE REQUIREMENTS OF THE NYC HOUSING MAINTENANCE CODE AND THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED. CONSTRUCTION SHALL NOT INTERRUPT HEATING, ELECTRICAL, WATER OR SANITARY SERVICES TO TENANTS OF THE BUILDING.

5. STRUCTURAL SAFETY: SCOPE OF WORK DOES NOT INVOLVE ANY STRUCTURAL ALTERATIONS OR STRUCTURAL REPAIRS TO THE EXISTING BUILDING. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.

6. NOISE RESTRICTIONS: CONSTRUCTION WORK SHALL BE CONFINED TO NORMAL WORKING HOURS, 7 AM TO 6 PM, MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS (OR MORE RESTRICTIVE WORKING HOURS AS REQUIRED), UNLESS THE PROPER AFTER-HOURS VARIANCE IS OBTAINED.

7. MAINTAINING ESSENTIAL SERVICES: CONSTRUCTION SHALL NOT INTERRUPT HEATING, ELECTRICAL, WATER OR SANITARY SERVICES TO TENANTS OF THE BUILDING.

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)

JOEL PHAGOO, P.E.

Signature

Date

02-26-2019

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