



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.



1	Location Information <i>Required for all applications</i>
House No(s) 272 Street Name Bleecker Street Number of apartments to remain occupied 019	
Borough Manhattan Block 587 Lot 26 BIN 1009950 CB No. 102	

2	Tenant Protection Plan <i>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</i>
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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:

-All existing means of egress are to be maintained clear and free of obstructions

Illumination of at least 10 foot candles measured at floor level shall be maintained continuously during occupancy.

2. Fire safety:

-All building materials stored at construction area and/or any area of the building are to be secured in a locked area. The owner and general contractor shall control access to such areas. All materials shall be stored in an orderly fashion. All flammable materials shall be kept tightly sealed in their respective manufacturers' containers. Such materials shall be kept away from heat, sparks, or any other dangerous conditions.

All flammable materials shall be used and stored in a well-ventilated space.

-Fire extinguishers shall be kept on construction site at all times.

3. Health requirements:

-Debris, dirt, and dust are to be kept to a minimum, and to be confined to the immediate construction area. During construction, dust shall be controlled by using green-dust and/or damp-mopping. All building areas shall be broom-cleaned each night before contractors leave the premises, and the premises shall be kept reasonably clean at all times. All debris and rubbish shall be removed from the premises promptly.

During the alteration work, the contractor, as required to safely accomplish all work, shall install temporary lighting.

Upon completion of the alterations, the building areas affected by the work shall be cleaned and wet- and dry-mopped before the general contractor leaves the premises.

-Contractor will report any pest related issues to the building and coordinate appropriate pest control measures

-Sanitary facilities, either temporary in the construction area or provided by the Building in other location shall be kept clean at all times.

-Noise shall be kept to a reasonable minimum in level and duration and limited to the regular working hours by law or as defined by the Building.

3.1 Lead and asbestos:

An Asbestos Report shall be filed with the Department of Buildings and any such mitigation work properly completed prior to the start of construction. Contractor shall meet legal requirements in terms of EPA lead

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

contamination certification and shall deal with lead contamination issues per legal requirements including but not limited to federal regulations, NYC Health Code section 173.14 and Local Law 1 of 2014

4. Compliance with Housing Standards:

The requirements of the New York City Housing Maintenance Code, and, where applicable, the New York state multiple dwelling law shall be strictly observed.

5. Structural Safety:

Contractor shall provide adequate temporary bracing and shoring wherever any structural work is involved. This shall include providing temporary fireproofing where structural elements are exposed, unless final rated enclosure can be done right away. All demolition operations, repair operations, and alteration operations shall be done in accordance with the New York City Building Code and shall pose no danger to occupants.

NOTE: This project does not include any structural work.

6. Noise restrictions:

Construction work will be confined to normal working hours per New York City Noise Control Code 8:00 am to 5:00 pm, Monday thru Friday, excluding legal holidays or per more restrictive building rules.

7. Notice to Occupants:

Upon issuance of a permit for work, the owner shall distribute a notice regarding the Tenant Protection Plan to each occupied dwelling unit or post notice regarding such plan in a conspicuous manner in the Building Lobby, as well as on each floor within ten feet of elevator. The notice shall be in a form created or approved by the Department and shall state the following:

A) A paper copy of this plan may be obtained from the owner & accessed on the Department of Buildings Website.

B) The name and contact information for the Site Safety Manager, Site Safety Coordinator or Superintendent of construction required by section 3301.3 of the NYC Building code, as applicable, or, if there is no site safety manager, site safety coordinator or superintendent of construction, the name and contact of owner of the building or such owner's designee, and

C) Occupants of the Building may call 311 to make complaints about the work.

The owner of the Building shall, upon request from any occupant of a dwelling unit, provide such occupant with a paper copy of the tenant protection plan approved by the Department.

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.

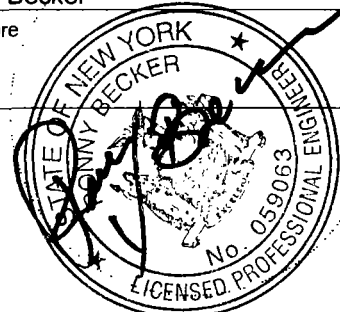
Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. 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)

Ronny Becker

Signature

Date



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