



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) 70 Street Name VESTRY STREET Number of apartments to remain occupied	
Borough MANHATTAN Block 223 Lot 7502 BIN 1090656 CB No.101	

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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- Egress** - Clarify how adequate egress will be maintained during construction.
- Fire Safety** - Identify safety measures to maintain fire safety of occupied dwelling during construction.
- Health requirements** - Specify methods to be used for control of dust, disposal of construction debris, noise control, maintenance of sanitary facilities during construction.
 - 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.
- Compliance with housing standards** - Demonstrate compliance with NYC housing maintenance code and NYS multiple dwelling law during construction.
- Structural safety** - Identify specific measures to maintain structural stability during construction.
- Noise restrictions** - Identify measures to comply with NYC Noise control code during construction.
- 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.
- Other requirements** - Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

1. EGRESS

The work will be within an existing unit and will not impact tenant egress from the Building. The Contractor will perform work to maintain all existing means of egress for tenants of the building clear and free of obstructions, such as building materials, tools, etc. All existing adjacent building exits will be kept accessible throughout the construction.

2. FIRE SAFETY

The Contractor shall be required to secure in a locked area, all building materials stored at the construction area, and/or in any area of the building are to be secured in a locked area. Access to such areas are to be controlled by the building owner and/or general contractor. There will be no change to the building's Fire Alarm system or sprinkler throughout the construction.

3. HEALTH REQUIREMENTS

Dust control: debris, dirt and dust are to be kept to a minimum, and are to be confined to the immediate construction area: and are to be cleaned up and cleared from building periodically to avoid excessive accumulation. The Contractor will maintain functioning sanitary facilities at the construction site throughout the construction

4. COMPLIANCE WITH HOUSING STANDARDS

Construction operations are not expected to interrupt the heating, water or electrical services to other tenants of the building. If a temporary plumbing shutdown should be required by the work it will be coordinated with the Building Management in advance and be temporary. The construction site is a single owner unit and will be maintained with zoned 60W construction lighting for emergency purposes during the course of construction. There will be no one occupying the construction site during the course of the work.

5. STRUCTURAL SAFETY

The Contractor is to provide adequate temporary bracing and shoring wherever any structural work is involved

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

6. NOISE RESTRICTIONS

Noise after hours: Construction operations will be confined to normal working hours: 9AM to 4.30PM Mondays through Fridays. Construction is not permitted on legal holidays. Jackhammers and air hammers are not permitted.

9. Public availability of tenant protection plan Upon issuance of a permit the department shall make the tenant protection plan (TPP) publicly available on its site

10. Copy of tenant protection plan: The Owner shall to provide a paper copy of the approved TPP upon request by the occupant of the dwelling unit

11. Notice to occupants: Upon issuance of a work permit the Owner shall distribute a notice regarding such plan to each occupied dwelling unit or post a notice regarding such plan in a conspicuous manner in building lobby, on each floor in a form approved by the Department of Buildings, to include

1. A statement that occupants may obtain a copy of such plan from the Owner and may access such plan on the department website
2. The name and contact information for the site safety coordinator or superintendent of construction or if no such person, the name and contact information of building owner or such owner's designed, and
3. A statement that building occupants may call 311 to make a complaints about the work
4. Demotion of flooring to take place after 12:00 AM and for a period of two hours for one night. During low tenant traffic times. The General Contractor will provide a fire Guard in order to assist tenants in case of emergency.
5. Installation of new floor finishes to take place 12:00 am for a period of two hours. for two nights during low tenants traffic times. General Contractor will provide fire guard to assist tenants in case of Emergency
6. Tenants will be informed with in 48 Hours notice about late work for that flooring lobby will be removed and new finishes will be install
7. General contractor will maintain clear path of 2'-10" at all times in lobby area in order to provide clear egress and access to tenants
8. Existing fire escape to be maintain during the duration of the project as second mean of egress .

Should you require additional space, please complete and submit an A11 form.

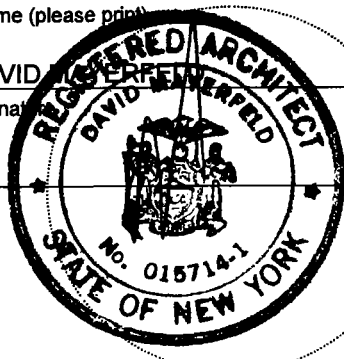
3 Tenant Protection Plan Attachments/Drawings Required for all applications where separate Tenant Protection Plan attachments/drawings are included. Please append legible 11 x 17 attachments/drawings to this document.

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)	
DAVID	
Signature	Date
	03-10-2020
P.E. / R.A. Seal (apply seal, then sign and date over seal)	