



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.



1 LOCATION INFORMATION *(required for all applications)*

House No(s): 372

Street Name: 5th Avenue

Number of dwelling units to remain occupied during construction: 123

Specific unit/apartment numbers to remain occupied: 123

Borough MANHATTAN

Block 837

Lot 40

BIN 1015898

CB No.105

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** – 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 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.

Number of occupied dwelling units: There are 123 units which may be occupied during construction. For specific table of occupancy/vacancy schedule refer to chart on approved construction documents.

1. **Egress**: All work is located within the tenant unit(s) specified above; no work is proposed in public spaces. Contractor to ensure that all existing means of egress for tenants of the building shall be maintained clear and free of all obstructions such as building materials, tools, etc.
 2. **Fire safety**: Contractor to ensure that all flammable materials are kept away from heat; that all flammable materials are used and stored in an adequately ventilated space; all electrical power to be shut-off where there are exposed conduits; all electrical power in the construction area to be shut off after working hours; contractor to ensure there are no leaks of natural gas in the building or any flammable gas used in construction. Proper fire extinguishers shall be maintained on site in a location known and obvious to all workers.
 3. **Health requirements**: debris, dirt and dust to be kept to a minimum and be confined to the immediate construction area. Contractor to isolate construction area from occupied building areas by means of temporary partitions or heavy weight drop cloths. Debris, dirt and dust to be cleared from building periodically to avoid any excessive accumulation.
- Lead Paint

If additional space is required, 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 TPP1? ☐ YES ☒ NO
2. If YES, how many pages?

4 OWNER'S STATEMENT(S) AND SIGNATURE (required for all applications)

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): Jeanine McHugh & John Giraldo

Relationship to Owner: Owner

Business Name/Agency: N/A

Street Address: 372 5th Avenue, Apt 2A

City: New York

State: NY

Zip: 10024

Telephone Number: 646-275-0348

Fax:

Email Address: jeaninemchugh@gmail.com, john@johngiraldo.net

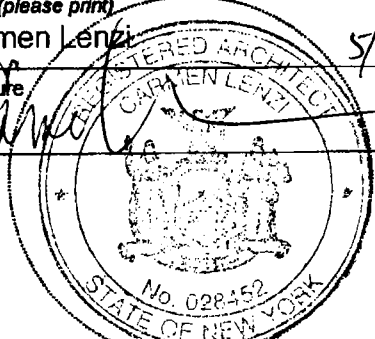
Signature and Date

[Handwritten Signature]

5-17-2020

5 APPLICANT'S STATEMENT(S) AND SIGNATURE (required for all applications)

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 (please print) Carmen Lenzi		Date 5/18/20
Signature <i>[Handwritten Signature]</i>	Date	
		
P.E./R.A. Seal (apply seal, then sign and date over seal)		