



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 *Required for all applications.*

House No(s) 641

Street Name FIFTH AVENUE

Number of apartments to remain occupied 229

Borough MANHATTAN

Block 1287

Lot 7501

BIN 1035481

CB No. 105

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** - Construction operation will not block hallways, stairs or means of egress for tenants of the building. At all times in the course of construction contractor shall make 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.

2. **FIRE SAFETY** - All necessary laws and controls, including those with respect to occupied dwellings, as well as additional safety measures necessitated by the construction shall be strictly observed by the owner and contractor.

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 acceptable levels shall be included by the contractor.

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 take all necessary precautions during construction activity to safeguard the property of the building and other tenants and the owner. No structural work shall be done that may endanger the occupants.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

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 on permits shall be posted by the contractor at the job site.

7. MAINTAINING ESSENTIAL SERVICES - Construction operation will not affect the maintenance of heat, hot water, cold water, gas, electricity, or other utility services in accordance with the requirements of the New York City Housing Maintenance Code. No disruption of any such service is anticipated during the construction operation.

8. OTHER REQUIREMENTS - See items 9 to 11 below.

9. PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN - Tenants will have access to the TPP upon submitting request directly to the Owner. (28-104.8.4.1).

10. COPY OF TENANT PROTECTION PLAN UPON REQUEST - Owner is required to provide a copy of the TPP to a tenant upon request. (28-104.8.4.2).

11. NOTICE TO OCCUPANTS - Owner is required to distribute a notice about the TPP to each occupied dwelling unit or post a notice regarding the TPP in the building lobby, as well as on each floor within 10 feet of the elevator. The notice must include: (28-104.8.3).

(i) a statement that occupants of the building may obtain a paper copy of the TPP from the Owner and may access the TPP on the Department's website,

(ii) the name and contact information of the Site Safety Manager, Site Safety Coordinator, or Construction Superintendent, as applicable, or, if there is no Site Safety Manager, Site Safety Coordinator or Superintendent of construction, the name and contact information of the Owner of the building or the Owner's designee, and

(iii) that complaints can be made to 311 to contact HPD regarding the work.

PLEASE NOTE: It is clearly understood that despite this submission by the Architect of record that the Architect has no control or responsibility for means and methods of construction compliance with the requirements listed above. only the contractor is responsible for means and methods of construction and compliance with 28-104.8.4 of the 2014 Building code.

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.

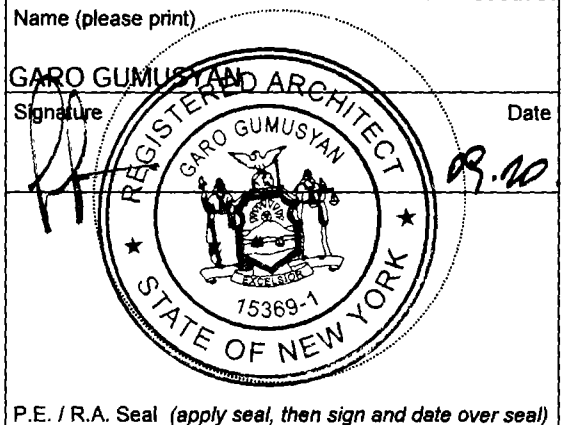
Name (please print)

GARO GUMUSYAN

Signature

Date

09.20.19



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