



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. 123766781



Scan Code ESHS0938840

1	Location Information Required for all applications.				
	House No(s) 70	Street Name PINE STREET	Number of apartments to remain occupied		
	Borough Manhattan	Block 41	Lot 7504	BIN 1001007	CB No. 101
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.

Tenant Protection Plan - 2014 Code: Per BC 28-104.8.4. and Local Law 154/2017

This building is a 66 story mixed use building with 777 residential apartments from floors 7th to 61st floor, 165 hotel rooms from floors 2nd to 6th floor, and commercial from Cellar to 1st and 62nd to 64th floor. The work is limited to the commercial floors from the 61st to the 66th floors.

1. **Egress:** required egress will not be obstructed at the 1st floor. Egress path at existing corridors on all residential floors to the egress stairs will be maintained at all times on all floors. Egress discharge at the residential lobby to the street will be maintained and not affected by this work.

2. **Fire safety:** All existing fire safety shall be maintained throughout the renovation. Existing sprinkler, standpipe, fire alarm and emergency generator will be maintained and operational.

3. **Health Requirements:** The general contractor shall ensure that dust is controlled, and that disposal of construction debris is performed in such a manner as to not interfere with occupied apartments. Debris, dirt and dust are to be kept to a minimum and be confined to the roof and as much as possible, and be cleaned up and cleared from the building periodically to avoid any excessive accumulation. Dust accumulations in occupied corridor floors and all stairs and landing shall be regularly swept and kept dust free at all times. Any areas to be found to contain lead or asbestos will be abated by a licensed company certified to perform such work and no other work will be performed until all abatement work is completed.

4. **Compliance with Housing Standards.** Housing and Maintenance code Article 5 Disposal of tenant garbage shall be maintained, Article 6 Water supply shall be maintained, Article 7 Sewer and Drainage shall be maintained, Article 8 Heat and Hot Water shall be maintained. NYS Multiple Dwelling Law with regards to light and ventilation, fire resistant construction, egress not already mentioned above will be maintained.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

5. Structural work is not proposed and structural safety of the building and dwelling units will not be affected.

6. Noise Restriction: The general contractor shall ensure that noise is limited to acceptable levels. Noise will be monitored periodically to ensure the buildings tenants quality of life is maintained.

7. Maintaining Essential Services: Construction operations will be confined to normal working hours 9am to 5pm, Mondays thru Fridays, except legal holidays, unless an after-hours work permit is issued. As previously mentioned heat, hot and cold water, electricity and gas will not be disrupted for any of the apartments.

*§28-104.8.4.1 Public availability of tenant protection plan. Upon issuance of a permit for work containing a tenant protection plan, the department shall make the tenant protection plan publicly available on its website.

*§28-104.8.4.2 Provision of copy of tenant protection plan to occupants upon request. The owner of a building undergoing work for which a tenant protection plan is required by section 28-104.8.4 shall, upon request from an occupant of a dwelling unit within such building, provide such occupant with a paper copy of the tenant protection plan approved by the department.

*§28-104.8.4.3 Notice to occupants. Upon issuance of a permit for work containing a tenant protection plan, the owner shall (i) distribute a notice regarding such plan to each occupied dwelling unit or (ii) post a notice regarding such plan in a conspicuous manner in the building lobby, as well as on each floor within ten feet of the elevator, or in a building where there is no elevator, within ten feet of or in the main stairwell on such floor. The notice shall be in a form created or approved by the department and shall include: 1. A statement that occupants of the building may obtain a paper 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 manager, site safety coordinator or superintendent of construction required by section 3301.3 of the New York city building code, 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 such owner's designee; and 3. A statement that occupants of the building may call 311 to make complaints about the work

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

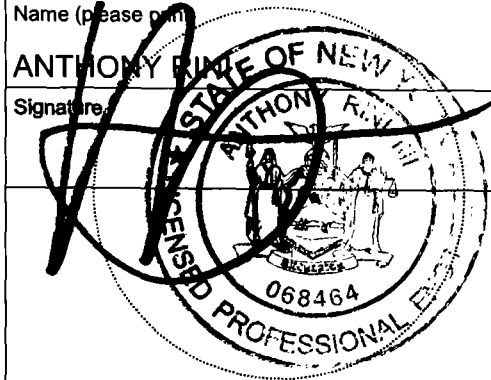
3 Tenant Protection Plan Attachments/Drawings Required for all applications where separate Tenant Protection Plan attachments/drawings are included. Please append legible 11 x 17 attachments/drawings to this document.

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

SIGN & SEAL HERE