



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) 2		Street Name Beekman Street		Number of apartments to remain occupied 041	
Borough Manhattan		Block 101	Lot 1	BIN 1001355 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				
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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 will be maintained at all times; There is no work proposed to existing stairs.
2. Fire Rated Construction between floors, apartments and hallways will be repaired and finished where affected to match adjacent rated construction.
3. Dust will be sprayed with water regularly throughout construction operations to minimize clouds. Construction debris will be removed on a daily basis and not block any egress. Noise levels to not exceed code standards. Sanitary facilities to be provided on site for workers.
4. Contractor to post on site construction operations standards and requirements as per NYC Housing Maintenance Code and NYS Multiple Dwelling Law for workmen to follow.
5. Structural members and bearing walls are not to be removed or altered without written authorization from architect.
6. All work to be performed Monday through Friday between the hours of 8 Am and 6 PM. Only one line of apartments to renovated at a time.
7. Contractor to provide 3 mil plastic sheeting at all apartment entrances where possibility of dust clouds could enter tenant space. Contractor to provide plastic sheeting separating work area from the rest of the apartment to control dust clouds Water and electric service shutoff notices to be given to tenants prior to cutoff.

Continue on next page, if necessary

2 Tenant Protection Plan (Continued)

8. There will be no one occupying the premises to be renovated during the course of construction work.
9. Upon issuance of a permit for work containing a tenant protection plan, the department shall make tenant protection plan publicly available on its website.
10. The owner of the 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.
11. 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 each floor within ten feet of the elevator, or in a building where there is no elevator, within ten feet of or in the mail stairwell on such floor. The notice shall be in such form created or approved by the department and shall include:
- 11.A. 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.
- 11.B. the name and contact information for the 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
- 11.C. 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)

Julio C. Ledesma

Signature

Date



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