



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) 32	Street Name WEST 123RD STREET	Number of apartments to remain occupied 004
Borough MANHATTAN	Block 1721 Lot 132	BIN CB No.

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.

GENERAL

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2014 CONSTRUCTION CODE AND ALL OTHER REGULATIONS HAVING JURISDICTION.
- B. THE BUILDING IS CLASSIFIED AS C1-2 IN R3-1, MIXED USE AND CONTAINS DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS REGARDING TENANT SAFETY, AS WELL AS REGULATIONS SET FORTH IN THE NYS MULTIPLE DWELLING LAW AND NYC HOUSING MAINTENANCE CODE.

1. EGRESS:

- A. CONTRACTOR SHALL MAINTAIN SEPARATE ENTRANCES FROM CONSTRUCTION AREA AND TENANT ENTRANCE. ALL MEANS OF EGRESS FROM THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

2. FIRE SAFETY:

- A. ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR ANY AREA OF THE BUILDING SHALL COMPLY WITH SECTIONS BC 3302.4.5 AND ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY MANAGEMENT AND/OR GENERAL CONTRACTOR.
- B. ALL MATERIALS SHALL BE STORED IN AN ORDERLY MANNER.
- C. ALL FLAMMABLE MATERIALS SHALL BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS SHALL BE KEPT AWAY FROM HEAT, AND STORED IN AN ADEQUATELY VENTILATED SPACE, IN COMPLIANCE WITH NYC FIRE CODE.
- D. CONTRACTOR SHALL SUBMIT A SCHEDULE OF ANY REQUIRED CUT-OFF FOR WATER, GAS, OR ELECTRICAL SERVICES TO RESIDENTS.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

3. HEALTH REQUIREMENTS:

A. DEBRIS, DIRT AND DUST SHALL BE KEPT TO A MINIMUM, AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.

B. DEBRIS, DUST AND DIRT TO BE CLEANED UP AND CLEARED FROM THE BUILDING DAILY TO AVOID ANY EXCESSIVE ACCUMULATION IN ACCORDANCE WITH SECTION BC 3303.4.6.

C. ALL WORK SHALL BE DONE DURING REGULAR HOURS ONLY 8 A.M. TO 5 P.M., EXCLUDING WEEKENDS AND LEGAL HOLIDAYS. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE PROVISIONS OF THE NEW YORK CITY NOISE CODE AS SET FORTH IN CHAPTER 2 OF TITLE 24 OF THE ADMINISTRATIVE CODE.

D. THE CONTRACTOR SHALL INSURE THAT NO PRODUCT UTILIZED AT THE JOB-SITE CONTAINS LEAD OR ASBESTOS. CONTRACTOR SHALL NOTIFY OWNER AND PROPOSE AN ACCEPTABLE SUBSTITUTE AS PART OF THE BAS BID WORK AT NO ADDITIONAL COST TO THE OWNER.

4. COMPLIANCES WITH HOUSING STANDARDS:

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS REGARDING TENANT SAFETY, AS WELL AS REGULATIONS SET FORTH IN THE NYS MULTIPLE DWELLING LAW AND NYC HOUSING MAINTENANCE CODE.

5. STRUCTURAL SAFETY: A. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHENEVER STRUCTURAL WORK IS INVOLVED.

B. DEMOLITION OPERATIONS SHALL NOT COMMENCE UNTIL THE APPLICABLE PEDESTRIAN AND ADJOINING PROPERTY PROTECTION IS IN PLACE AS REQUIRED BY SECTIONS BC 3306-BC 3309.

C. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER BUILDING.

6. NOISE RESTRICTION: A. ALL WORK SHALL BE DONE DURING REGULAR HOURS ONLY 8 A.M. TO 5 P.M., EXCLUDING WEEKENDS AND LEGAL HOLIDAYS. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE PROVISIONS OF THE NEW YORK CITY NOISE CODE AS SET FORTH IN CHAPTER 2 OF TITLE 24 OF THE ADMINISTRATIVE CODE.

7. MAINTAINING ESSENTIAL SERVICES: A. CONTRACTOR SHALL GIVE AT LEAST THREE (3) DAYS WRITTEN NOTICE PRIOR TO ANY DISRUPTION IN GAS, WATER, OR ELECTRICAL SERVICE. IN ALL INSTANCES, DISRUPTIONS TO GAS, WATER OR ELECTRICAL SERVICES SHALL BE KEPT TO A MINIMUM.

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.

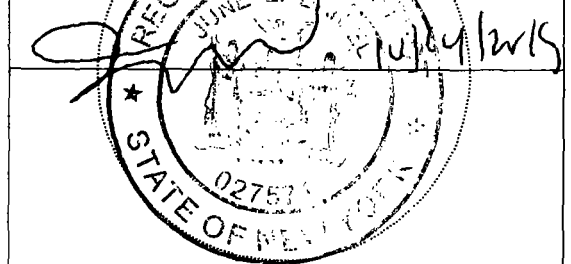
Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. 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)

JUNE DANIEL

Signature

Date



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