



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) 172

Street Name E 91 Street

Number of apartments to remain occupied 037

Borough Manhattan

Block 1519

Lot 40

BIN 1048267

CB No.108

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.

28-104.8.4 Tenant protection plan. Construction documents for alterations of buildings in which any dwelling unit will be occupied during construction shall include a tenant protection plan. Such plan shall contain a statement that the building contains dwelling units that will be occupied during construction and shall indicate in sufficient detail that specific units that are or may be occupied during construction, the means and methods to be employed to safeguard the safety and health of occupants, including, where applicable, details such as temporary fire-rated assemblies, opening protective, or dust containment procedures. 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**. At all times in the course of construction provision shall be made for adequate egress as required by this code and the tenant protection plan shall identify the egress that will be provided. Required egress 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.
 - A. All building materials stored at construction area and/or in any area of the building are to be secured in a locked area, access to such areas to be controlled by owner and/or general contractor.
 - B. All materials to be stored in an orderly fashion.
 - C. All flammable materials to be used and stored in an adequately ventilated space.
 - D. All electrical power to be shut off where there are any exposed conduits.
 - E. All electrical power in the construction area to be shut off after working hours.
 - F. Contractor at all times to make sure that there is no leakage of natural gas in the building or any flammable gas used in construction.
 - G. All hazardous/ flammable materials to be stored in accordance with the NYC fire department, OSHA, DEP, and all other agencies having jurisdiction.
 - H. Existing sprinkler system to remain and to be fully functional throughout building. Changes to existing sprinkler system to be filed under separate application.
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 to acceptable levels shall be included.

Continue on next page, if necessary.

2 Tenant Protection Plan *(Continued)*

- 8A. Dust to be kept to a minimum and will be removed after completion of work each day, disposal of construction debris must be done in a safe manner.
- B. Construction work will be confined to the area of work and will not breathe dust, dirt, or such inconveniences to the apartment units in the building.
- C. Debris, dirt, and dust to be cleaned up and cleared from the building periodically to avoid and excessive accumulation.
- D. Contractor to isolate construction area from occupied building area by means of temporary partitions or heavy weight drop cloths.
- E. Maintain sanitary facilities, control pests at all times
- F. Contractor must comply with applicable laws relating to lead and asbestos. If observed, immediately contact owner or architect.
- 3.1. There shall be included a statement of compliance with applicable provisions of law relating to lead and asbestos.
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. No structural work shall be done that may endanger the occupants.
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 shall be stated.
- A. Construction operations will be confined to normal working hours: 7 A.M. to 6 P.M. Monday through Fridays, except for legal holidays.
- B. Contractor to obtain the written consent of all parties affected by his working other than regular hours.
7. Maintaining essential services: Building utilities will not be disturbed in occupied areas.
- SS 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.
- SS 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.
- SS 28-104.8.4.3 Notice to occupants of the building may obtain a paper copy of such plan from the owner and may access such plan on the department website. Copy can be provided by general contractor of record.

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)

Patrick O'Connell

Signature

Date

03-22-2020

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

