



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) 101 Street Name Lexington Ave Number of apartments to remain occupied 018	
Borough Manhattan Block 883 Lot 27 BIN 1018173 CB No. 106	

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

TENANT PROTECTION NOTES:

1- EGRESS:

EGRESS FOR ALL RESIDENTIAL TENANTS WILL NOT BE DISTURBED DURING RENOVATION. WORK IS LIMITED TO THE UNIT.

2- FIRE SAFETY:

RESIDENTIAL TENANTS WILL BE WARNED AND COMMUNICATED TO EVACUATE BY VIRTUE OF EXISTING EGRESS FROM THE BUILDING.

3- HEALTH REQUIREMENTS:

ALL DEBRIS WILL BE CONTAINED WITHIN THE AREA OF WORK. ALL MATERIALS WILL BE PROPERLY STAGED & STORED TO PREVENT INTERFERENCE WITH EMERGENCY EVACUATION AND NORMAL EGRESS. DUST WILL BE CONTROLLED AND MITIGATED AS NECESSARY.

THE AREA OF WORK WILL BE PRE-INSPECTED TO ENSURE THERE IS NO LEAD OR ASBESTOS MATERIAL PRESENT. THE APARTMENT TO BE SEALED TO PREVENT DUST FROM AFFECTING THE ADJOINING EGRESS AND UNITS

4- COMPLIANCE WITH HOUSING STANDARDS:

ALL PROPOSED WORK TO COMPLY WITH NYC HOUSING MAINTENANCE STANDARDS.

ALL SERVICES AND UTILITIES TO BE FUNCTIONAL DURING CONSTRUCTION.

PROPOSED WORK TO COMPLY WITH ALL PHYSICAL AND OCCUPANCY STANDARDS FOR DWELLING UNITS. ALL EXITS AND FIRE-ESCAPES TO REMAIN UNOBSTRUCTED AND SMOKE DETECTORS TO REMAIN OPERABLE

5- STRUCTURAL SAFETY:

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:

NOISE SHALL BE MAINTAINED AND LEVEL COMPLIANT WITH LOCAL LAW 135

7- MAINTAINING ESSENTIAL SERVICES:

HEAT, HOT WATER, COLD WATER, GAS, ELECTRICITY, AND OTHER UTILITY SERVICES WILL NOT BE DISTURBED FOR RESIDENTIAL TENANTS IN ACCORDANCE WITH THE REQUIREMENTS OF NEW YORK CITY HOUSING MAINTENANCE CODE.

8- OTHER REQUIREMENTS: NONE

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

2-18-2020

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

