



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) 263	Street Name 1ST AVENUE		Number of apartments to remain occupied 008	
	Borough MANHATTAN	Block 922	Lot 21	BIN 1020422	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:				
	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.** At all times in the course of construction provision shall be made for adequate egress for the remaining dwelling units. required egress shall and will not be obstructed at any time. Work on 1st floor rear of building only, Work should / will not block residential egress at anytime.
2. **Fire safety.** No modification to ex. fire safety of the building is proposed. 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 by site supervisor.
3. **Health requirements.**
 - 3.0 Construction work will be confined to areas filed for only, and will not create dust, dirt or other such inconveniences to the occupied apartment units within the building. Debris, dirt and dust to be kept to a minimum, and be confined to the immediate construction area. Contractor to isolate construction area from occupied building by means of temporary partitions or heavy weight drop cloths, debris, dirt and dust to be cleaned up and cleared from building periodically to avoid any excessive accumulation. Job site will be maintained/cleaned on daily basis. no heavy machinery allowed for the project, work limited to hand demo tools only.
 - 3.1 Asbestos testing compliance, acp5 was done and no asbestos at 1st Floor rear of building.

using safe lead work practices and workers who are trained in lead safe work practices when removing lead paint hazards or doing repair work that disturb lead paint in accordance with local law 1 of 2004. Safe work practices should including the following: never dry scraping or dry sanding lead paint, posting warning signs around the work area, informing tenants to stay out of the work area, cleaning the work area with wet mops or HEPA vacuums every day and after the work is done, removing all items that can be moved from the work area, covering furniture that can not be moved, sealing floors, doors, and other openings with plastic and waterproof tape, having a professional check lead dust levels after the clean-up is completed.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

4. Compliance with housing standard. the requirements of the New York City housing maintenance code and where applicable should be observed.
5. Structural safety. No structural work is filed under this application, minor interior renovation only. No structural work shall be done that way endanger the occupants.
No structural work under this application. G.C. to safe guard area of construction.
6. Noise restrictions. constructions work may be undertaken are limited pursuant to the New York city noise control code, such work hour shall be strictly limited from 8am to 5pm on business days. Non-impulsive sound not to exceed 85 db(a) at distance of 50 feet or greater from the source of the noise and impulsive sound not to exceed 15db(a) above ambient sound levels at a distance of 15 feet from public right-of -way.
7. Maintaining essential services-work on 1st Floor rear of building. No disruption to remaining residential units. if and when shut off do required, building management will be notified and a notice will be sent out to all residence a week prior to such commencement.
8. Other requirements:
 - § 28-104.8.4.1 Public availability of tenant protection plan.
 - § 28-104.8.4.2 Provision of copy of tenant protection plan to occupants upon request.
 - § 28-104.8.4.3 Notice to occupants.
 - 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 web site.
 - 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.
 - 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)

DONGSHEN

Signature

Date

09-19-2019

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

