



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) 561	Street Name Broadway	Number of apartments to remain occupied 014
Borough MANHATTAN	Block 498 Lot 7	BIN 1007574 CB No.102

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:*

- Egress** - Clarify how adequate egress will be maintained during construction.
- Fire Safety** - Identify safety measures to maintain fire safety of occupied dwelling during construction.
- Health requirements** - Specify methods to be used for control of dust, disposal of construction debris, noise control, maintenance of sanitary facilities during construction.
 - 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.
- Compliance with housing standards** - Demonstrate compliance with NYC housing maintenance code and NYS multiple dwelling law during construction.
- Structural safety** - Identify specific measures to maintain structural stability during construction.
- Noise restrictions** - Identify measures to comply with NYC Noise control code during construction.
- 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.
- 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 9TH FLOOR INTERIOR APT. (9C) 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. IF ANY LEAD BASED PAINT OR ASBESTOS CONTAINING MATERIAL IS DISCOVERED, APPROPRIATE PARTIES WILL BE CONTACTED PRIOR TO DISTURBANCE OF SAID MATERIAL, AND WILL BE HANDLED IN PROVISIONS OF THE DEP ASBESTOS RULES. CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE SHOULD BE LIMITED TO ACCEPTABLE LEVELS SPECIFIED BY THE DOB RULES AND REGULATIONS. JOB SITE WILL BE MAINTAINED/CLEANED ON DAILY BASIS. NO HEAVY MACHINERY SHALL BE ALLOWED FOR THE PROJECT, WORK LIMITED TO HAND DEMO TOOLS ONLY.

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 MAY ENDANGER THE OCCUPANTS. NO STRUCTURAL WORK UNDER THIS APPLICATION. GC TO SAFE GUARD AREA OF CONSTRUCTION.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

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 8:30AM TO 4PM 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 UNIT 9C ONLY (9TH FLOOR). NO DISRUPTION TO REMAINING RESIDENTIAL UNITS. IF AND WHEN SHUT OFF DO REQUIRED, BUILDING MANAGEMENT WILL BE NOTIFIED AND A NOTICE WILL BE SEND OUT TO ALL RESIDENCE A WEEK PRIOR TO SUCH COMMENCEMENT.

8. OTHER REQUIREMENTS. N/A

9. 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.

10. COPY OF TENANT PROTECTION PLAN 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

11. NOTICE TO OCCUPANTS. Upon issuance of a permit for work containing a tenant protection plan, the owner shall distribute a notice regarding such plan to each occupied dwelling unit or post a notice regarding such plan in a conspicuous manner in the building lobby, as well as on each floor within ten feet of the elevator, or in a building where there is no elevator, within ten feet of or in the main stairwell on such floor. The notice shall be in a form created or approved by the department as per AC 28-104.8.3.

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.

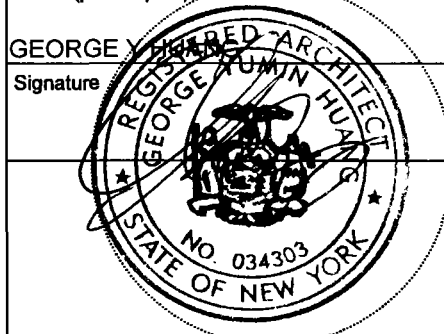
Name (please print)

GEORGE Y. HUANG

Signature

Date

6/17/19



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