



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) 303 - 333 Street Name RECTOR PLACE Number of apartments to remain occupied 174
Borough MANHATTAN Block 16 Lot 7518 BIN 1000055 CB No. 101

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.

EGRESS: All existing means of egress for tenants of the building to be maintained clear and free from all obstruction such as building materials, tools, etc.; Construction operations will not block hallways or means of egress for tenants of the building.

FIRE SAFETY: All building materials which are stored at the site or any area of the building are to be stored in a locked area. Access to the area will be controlled by the owner or general contractor; All materials to be stored in an orderly fashion; All flammable materials are to be kept tightly sealed in their respective manufacturer's containers. Such materials are to be kept away from heat; All flammable materials to be used and stored in adequately ventilated space; All electrical power to be shut off where there are exposed conduits; All electrical power in the construction area to be shut off during working hours; Contractor, at all times, is to ensure there is no natural gas leakage in the building, or any flammable gas to be used during construction; Fire extinguishers shall be placed in the fire stairs and in the service stairs for the duration of the alteration for use by the contractor and building staff;

HEALTH REQUIREMENTS: The contractor shall take all precautions to prevent dirt and dust from permeating other parts of the building during the progress of the alterations to the unit; Contractor to isolate construction area from occupied building area by means of temporary partitions or heavy weight drop cloths; Debris, dirt & dust to be cleaned up and cleared from the building site periodically to avoid excessive accumulation; Materials and rubbish will be placed in barrels and bags before being taken out of the unit; A dust proof partition shall be temporarily installed during the alteration of the apartment, to prevent any dust or debris from entering the building stairwells, elevator shafts, hallways or entering the atmosphere which would eventually enter another apartment. Lead testing and an asbestos investigation will be performed prior to performing any work. If asbestos abatement is required, abatement work will be filed with The New York City Department of Environmental Protection and abatement work will be completed prior to New York City Department of Buildings work permit(s) issuance and work commencement. If discrepancies are observed, contractor must contact owner or architect immediately.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

HEPA vacuums and fest tool equipment will be utilized inconjunction with door sealing with one strip of 4" blue tape. Notifications will be provided to tenants 24 hours before doors are sealed. Verbal notification will be provided to tenants by general contractor on the day of door sealing prior to commencing work.

COMPLIANCE WITH HOUSING STANDARDS: All work to be completed in accordance with The New York City Building Code, Article 19 and regulations of all other agencies having jurisdiction; All work performed in connection with Alterations shall be done only between the hours of 9:00am and 5:00pm Monday through Friday, inclusive.; It shall be the responsibility of the Contractor to install and maintain in the apartment temporary smoke detectors which are to remain until the alteration is complete. The building manager may require additional smoke detectors; Install smoke detectors in accordance with NYC Building Code RS 17-11 and RS 17-12BC.

STRUCTURAL SAFETY: No structural work shall be performed which may endanger building occupants. Any structural work being performed will be within an insolated area devoid of occupants other than general contractor and their sub-contractor(s).

NOISE RESTRICTIONS: All work performed in connection with Alterations shall be done only between the hours of 8:00am - 5:00pm. New York City Department of Environmental Protection Noise Mitigation plan will be onsite at all times during the course of construction. General Contractor is responsible for maintenance of accurate plan onsite.

CONTRACTOR: Must comply with applicable laws relating to lead and asbestos. If discrepancies are observed contractor must immedately contact Owner or Architect.

CONSTRUCTION OPERATIONS: Will be confined to normal working hours of 8:00AM to 6:00PM, Mondays through Fridays, except Legal Holidays.

UTILITIES: Electric, gas or other utilities are not to be interrupted.

BUILDING SECURITY: Is to be maintained to prevent unauthorized persons from entering the building. In addition, it is the responsibility of the general contractor and/or the subcontractors to furnish a list of their employees that shall be visiting the site.

PLEASE NOTE: GENERAL CONTRACTOR IS RESPONSIBLE FOR ENFORCEMENT AND COMPLIANCE OF ALL REQUIREMENTS OF THE TENANT PROTECTION PLAN AS NOTED.

ADDITIONAL TPP1 NOTES PROVIDED ON ATTACHED ADDITIONAL INFORMATION FORM AS PER INSTRUCTIONS.

Should you require additional space, please complete and submit an A/I 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.

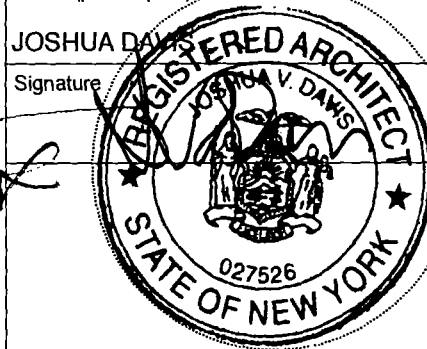
Name (please print)

JOSHUA DAVIS

Signature

Date

10/17/19



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