



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) 2911

Street Name Broadway

Number of apartments to remain occupied 131

Borough Manhattan

Block 1895

Lot 55

BIN 1057350

CB No. 109

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

- a. Existing egress from all units on the floor to remain unobstructed during the course of construction.
- b. Our space is entered directly from exterior sidewalk, and does not share a common entrance or egress with occupied units.

2. Fire Safety

- a. Fire Separation between units will be maintained.
- b. A fire extinguisher shall be located in the premises under construction during the period of construction
- c. No Smoking is permitted on premises
- d. All flammable materials to be used will be kept tightly sealed in their respective manufacturer's containers, stored in an adequately ventilated space and kept away from sources of ignition.
- e. The entrance door to the premises under construction shall remain intact and closed at all times while work is in progress.

3. Health Requirements

- a. Dust Control: Protection is removed each weekend and reinstalled each workweek.
 - i. The door to the unit being renovated is accessed directly from exterior
 - iv. Holes to be plugged to adjacent units before work commences.
 - v. Dust to be minimized and work to be in accordance with wet methods see (e) below
- b. Disposal of construction debris:
 - i. Construction debris to be removed from the premises in bags, barrels and rollaway containers.
 - iii. Debris and material to be stored in an orderly fashion within unit under renovation.
- c. Sanitary Facilities:
 - i. Workers shall use 'porter' sanitary facilities if sanitary facilities are not active in the unit under renovation.
 - d. Lead: Contractor to maintain records as required by lead safe certification
 - i. Contractor to be lead safe certified
 - ii. Wet demolition procedure per EPA requirements to be followed.
 - iii. Hepa vacs and dust collection to be used on power equipment.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

e.Asbestos:

- i.No asbestos containing material (ACM) to be disturbed.
- ii.Prior to filing the subject premises is inspected for ACM and will receive an ACP- 5 "Not and Asbestos Project" for the scope of work.
- iii.Any ACM to be removed will be abated by a Licensed Abatement Company.

4.Compliance with Housing Standards:

- a.Building is a Class "A" Multiple Dwelling. No change to the building is proposed. Multiple Dwelling Law requirements to remain unchanged.
- b.Requirements of Housing Maintenance Code to be followed during construction.
- i.Contractor shall maintain public parts of the building in a sanitary condition where affected by areas of work. Mop and clean as required.
- ii.Extermination shall be pursuant to property schedule and standards
- iii.Waste disposal facilities for tenants shall remain operable and not be used by contractors.
- iv.Lighting in common areas and essential utilities to tenants shall remain undisturbed.

5.Structural Safety:

- a.There is no structural work in conjunction with this application.
- b.No work will be performed that may endanger the occupants.

6.Noise Restrictions

- i.Work is permitted 7AM to 6 PM by noise code
- ii.Noise maps shall be posted in the lobby of the building per property requirements.
- iii.Hours of construction are to be 8:00 -5:00 Monday through Friday unless otherwise restricted by property guidelines and holiday work rules.

7.Maintaining Essential Services:

- a.Building has units which will be occupied during construction
- b.No essential services to be interrupted during the course of this work.

8.Other Requirements

- a.Contractor to notify Bldg Dept 72 Hours prior to commencing work per the DOB online notification portal.
- b.Ownership to post building pursuant to LL 154 of 2017
- c.Workers and materials will enter the building through the service entrance.

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)

David Murray

Signature

Date

11/12/19

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