



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.



BH

1 Location Information Required for all applications.				
House No(s) 630	Street Name WATER STREET		Number of apartments to remain occupied 108	
Borough MANHATTAN	Block 00260	Lot 00001	BIN 1077523	CB No. 103

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.

ALL WORK SHALL COMPLY WITH SECTION 28-104.8.4 OF THE 2014 BUILDING CODE AS SUMMARIZED BELOW:

1. General: CONSTRUCTION DOCUMENTS FOR ALTERATIONS OF BUILDINGS IN WHICH ANY DWELLING UNIT WILL BE OCCUPIED DURING CONSTRUCTION SHALL INCLUDE A TENANT PROTECTION PLAN WITH SPECIFIC DETAILS THE DESCRIBE THE MEANS AND METHODS TO SAFEGUARD THE SAFETY AND HEALTH OF THE OCCUPANTS.
2. Egress: AT all times in the course of construction, provision shall be made for adequate egress as required by this code and the tenant protection plan shall identify the egress that will be provided. required egress shall not be obstructed at any time except where approved by the commissioner.
3. Fire Safety: all necessary laws and controls, including those with occupied dwellings, as well as additional safety measures necessitated by the construction shall be strictly observed and include but are not limited to the following:
 - a) All building materials stored at construction area, and/or in any area of the worksite are to be secured in a locked area. Access to such areas are to be controlled by owner/general contractor.
 - b) All materials are to be stored in an orderly fashion.
 - c) All flammable materials to be kept tightly sealed in their respective manufacturers containers and such containers are to be kept away from heat.
 - d) All flammable materials are to be used and stored in an adequately ventilated space.
 - e) All electrical power to be shut off where there is exposed conduit.
 - f) All electrical power to the worksite is to be shut off after working hours.
4. Health requirements:
 - a) Debris, dirt and dust to be kept to a minimum and confined to immediate construction area.
 - b) Contractor to isolate construction area from occupied building area by means of heavy weight drop cloths.
 - c) Debris, dirt, and dust to be cleaned up and cleaned from worksite periodically to avoid excessive accumulation as required by the housekeeping regulations of the Site Safety Manual.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

5. Compliance with housing standards: the requirements of the New York City Housing maintenance code, and , where applicable, the new york state multiple dwelling law shall be strictly observed.
6. Structural safety: no structural work shall be done that may endanger the occupants.
7. Noise Control:
 - a) Construction operations will be confined to normal working hours: 7:00 a.m. to 6:00 p.m., Monday to Friday except legal holidays.
 - b) Contractor to obtain written consent of all parties affected by his working during other than normal working hours: 7:00a.m. to 6:00p.m., Monday to Friday except legal holidays.
 - b) Contractor to obtain written consent of all parties affected by his working during other than normal working hours.
 - c) Contractor shall obtain After Hour Work Permit from the Department of Buildings and applicable agencies if working other than normal working hours.
8. Construction operations will not involve interruption of heating, water, or electrical services to tenants of building.
9. Construction work will be confined to areas of work detailed on this plan and will not create dust, dirt, debris or such inconveniences to other residential areas of the building.
10. There will be no access of the work site areas by tenants or the public during construction operations until otherwise allowed by engineer and or building owner.

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)

ANTOINE GANDOUR

Signature

Date



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