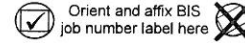




TPP1: Tenant Protection Plan

Must be completed as fill in PDF



1 Location Information Required for all applications.

House No(s) 106

Street Name SPRING STREET

Borough MANHATTAN

Block 485

Lot 21

BIN 1007266

CB No. 102

2 Tenant Protection Plan Required for all applications with occupied dwelling units. (2014 AC 28-104.8.4)

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, and maintenance of sanitary facilities during construction.
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. **Other requirements**—Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

- 1) EGRESS
 - INDIVIDUAL FLOOR PLANS SHOW EGRESS PATHS TO STAIRWAYS.
 - TEMPORARY SIGNAGE & LIGHTING TO BE PROVIDED FOR TENANT EMERGENCY EVACUATION IN ADDITION TO POSTED EVACUATION DRAWINGS.
 - CERTIFIED FIREWATCH PERSONNEL WILL DIRECT TENANTS IN AN EMERGENCY AND IN THE SEARCH OF EACH FLOOR DURING ALL PERMITTED CONSTRUCTION AND DELIVERY HOURS.
- 2) FIRE SAFETY AND EMERGENCY OPERATIONS
 - DEVICES ARE INSPECTED DAILY BY CERTIFIED FIREWATCH PERSONNEL AND TESTED MONTHLY BY THE CERTIFIED PERSONNEL AS REQUIRED.
 - FIREWATCH PERSONNEL ON DUTY WILL RADIO COMMUNICATORS.
 - TENANTS ARE WARNED AND COMMUNICATED TO EVACUATE BY VIRTURE APPROVED FIRE ALARM SYSTEM.
 - CERTIFIED FIREWATCH PERSONNEL WILL CONDUCT FLOOR SEARCHES AND DIRECT TENANTS OUT OF THE BUILDING.
 - ALL ELEVATORS WILL BE BROUGHT TO THE LOBBY FOR FIRE DEPARTMENT USE.
 - THE FIRE SAFETY DIRECTOR WILL TAKE DIRECTION FROM THE FIRE DEPARTMENT IN THE EVENT OF AN EMERGENCY.
 - STANDPIPE IS IN PLACE, MAINTAINED, AND VISUALLY INSPECTED DAILY.
- 3) MAINTENANCE OF FIRE SAFETY INSPECTION CONTRACT
 - ALL CONTRACTORS HAVE BEEN INFORMED THAT FIRE RATING NEEDS TO BE MAINTAINED AT ALL TIMES. ANY DISTURBANCE TO RATING (I.E. NEW CORRIDOR PENETRATIONS) NEEDS TO BE PATCHED WITH ASSEMBLY OF APPROPRIATE CONSTRUCTION TO MAINTAIN FIRE RATING OF ADJACENT WALL. THESE AREAS MUST BE REPAIRED (WITH RATED PATCH) DURING ALL NON-PERMITTED HOURS.
 - THERE MUST BE A FIREWATCH AND FIRE FIGHTING EQUIPMENT AT ALL WORK LOCATIONS WHERE CUTTING AND WELDING ARE BEING PERFORMED. A WORK PERMIT PROCESS IS IN PLACE ,IN COORDINATION, THROUGH THE SAFETY MANAGER AND CONTRACTS.
 - NO STORAGE OF HAZARDOUS MATERIALS IS PERMITTED AT THE SITE.
 - ALL ACTIVITY INSPECTED BY SITE SAFETY MANAGER ON A REGULAR BASIS DURING PERMITTED HOURS.
 - ANY WORK ON OCCUPIED FLOORS REQUIRING A PROPER PROTECTION PLAN TO BE SUBMITTED BY CONTRACTOR TO SAFETY MANAGER FOR APPROVAL AND MAY INVOKE ADDITIONAL PROTECTION EFFORTS.
- 4) NOISE
 - NOISE SHALL BE MAINTAINED AND LEVELS COMPLIANT WITH LOCAL LAW 135.
- 5) DEBRIS
 - ALL DEBRIS WILL BE REMOVED FROM CORRIDORS. FLOORS SHOULD BE SWEEP CLEAN AT THE END OF EACH DAY (BROOM CLEAN).
- 6) MATERIAL STORAGE/HANDLING
 - ALL MATERIALS WILL BE PROPERLY STAGED AND STORED TO PREVENT INTERFERENCE WITH EMERGENCY EVACUATION AND NORMAL EGRESS.
 - MATERIAL HANDLING PATH ON OCCUPIED FLOORS TO BE INSPECTED BY WORKERS PRIOR TO THE MOVEMENT OF MATERIALS THROUGH THE SPACE TO ENSURE COMPLETE TENANT SAFETY.
- 7) DUST
 - DUST WILL BE CONTROLLED AND MITIGATED AS NECESSARY. GREEN DUST IS BEING USED IN HOUSEKEEPING OPERATIONS TO CONTROL DUST.
- 8) CONTROLLED INSPECTIONS
 - PER APPROVED D.O.B. PLANS.
- 9) PLANS
 - ATTACHED PLANS PROVIDE EGRESS, SIGNAGE, FIRE SAFETY DEVICES. EACH PLAN WILL BE POSTED ON THE APPROPRIATE FLOOR ALONG WITH INDIVIDUAL TENANT HANDOUTS AND QUARTERLY EMERGENCY DRILLS.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

10) PLEASE NOTE: BUILDING SYSTEMS AND CONDITIONS TO BE COMPLIANT TO APPLICABLE CODES DURING CONSTRUCTION PERIOD OF BUILDING PRIOR TO INSTITUTION OF NEW TCO.

11) TENANTS TO BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY SERVICE SHUTDOWNS. ANY EMERGENCY SHUTDOWNS WILL BE HAVE SPONSER NOTIFY TENANTS IN A EXPEDIENT AND REASONABLE MANNER. ANY SHUTDOWN THAT IS ANTICIPATED TO LAST LONGER THAN 8 HOURS OR OVERNIGHT WILL BE SCHEDULED TO PROVIDE TENANTS WITH AT LEAST 5 DAYS NOTICE. (PER CONSTRUCTION PROTOCOL MEMO AS SUBMITTED TO THE ATTORNEY GENERALS OFFICE)

12) WORK CREATING SUBSTANTIAL NOISE WILL NOT COMMENCE PRIOR TO 9 AM AND SPONSOR WILL USE REASONABLE EFFORTS TO GIVE TENANTS IN THE APARTMENTS SURROUNDING SUCH WORK AREA 24 HOURS NOTICE, SO THEY CAN PROTECT THEIR VALUABLES. (PER CONSTRUCTION PROTOCOL MEMO AS SUBMITTED TO THE ATTORNEY GENERALS OFFICE)

13) THE SPONSOR WILL REPLACE ALL BATTERIES IN SMOKE DETECTORS THAT ARE REPORTED TO THE FRONT DESK TO BE BEEPING WITHIN THREE HOURS. (PER CONSTRUCTION PROTOCOL MEMO AS SUBMITTED TO THE ATTORNEY GENERALS OFFICE)

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)

JAMES NICOLAZZI

Signature

Date

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