



TPP1: Tenant Protection Plan

Must be completed as fill in PDF

☒ Orient and affix BIS job number label here ☒

1 Location Information *Required for all applications.*

House No(s) 315 Street Name Church Street Number of apartments to remain occupied 03
Borough Manhattan Block 194 Lot 20 BIN 1002298 CB No. 101

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.

Tenant Protection Plan to comply with section (28-104.8.4) 2014 code.

1. Egress - At all times in the course of construction provision shall be made for adequate egress as required by this code. All required egress shall not be obstructed at any time except where approved by the commissioner. A temporary partition will be built in the common corridor to maintain adjacent apartment access. Area of work will remain closed off to tenants until work is complete.
2. Fire Safety - 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.
3. Health requirements - specification of methods to be used for control of dust, disposal of construction debris, pest control and maintenance of sanitary facilities, and limitation of noise to acceptable levels shall be included.
 - 3.1. There shall be included a statement of compliance with applicable provisions of law relating to lead and asbestos.
 - 3.2 All vents and exhausts in the unit must be fully sealed to prevent infiltration of dust and dirt. Renovation team to install a dust vestibule with zippered entry at the main point of entry to the unit to prevent the transference of dust out into other areas of the building; a tack mat should be installed in the vestibule to prevent the spread of dust via foot traffic.
4. 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.
5. Structural safety - No structural is currently proposed and no work shall be done that may endanger the occupants.
6. Noise restrictions - Renovation team to comply with NYC Noise Code Section §24-219 for all construction devices. Per the NYC Building Code, the hours of legal operation are from 7 AM - 6 PM, M-F. Working at any other time is subject to a violation and would require an After Hours Permit.

Continue on next page, if necessary.

2 Tenant Protection Plan *(Continued)*

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? 02

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)

Angelo R. Costa

10/24/17

Signature

Date



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

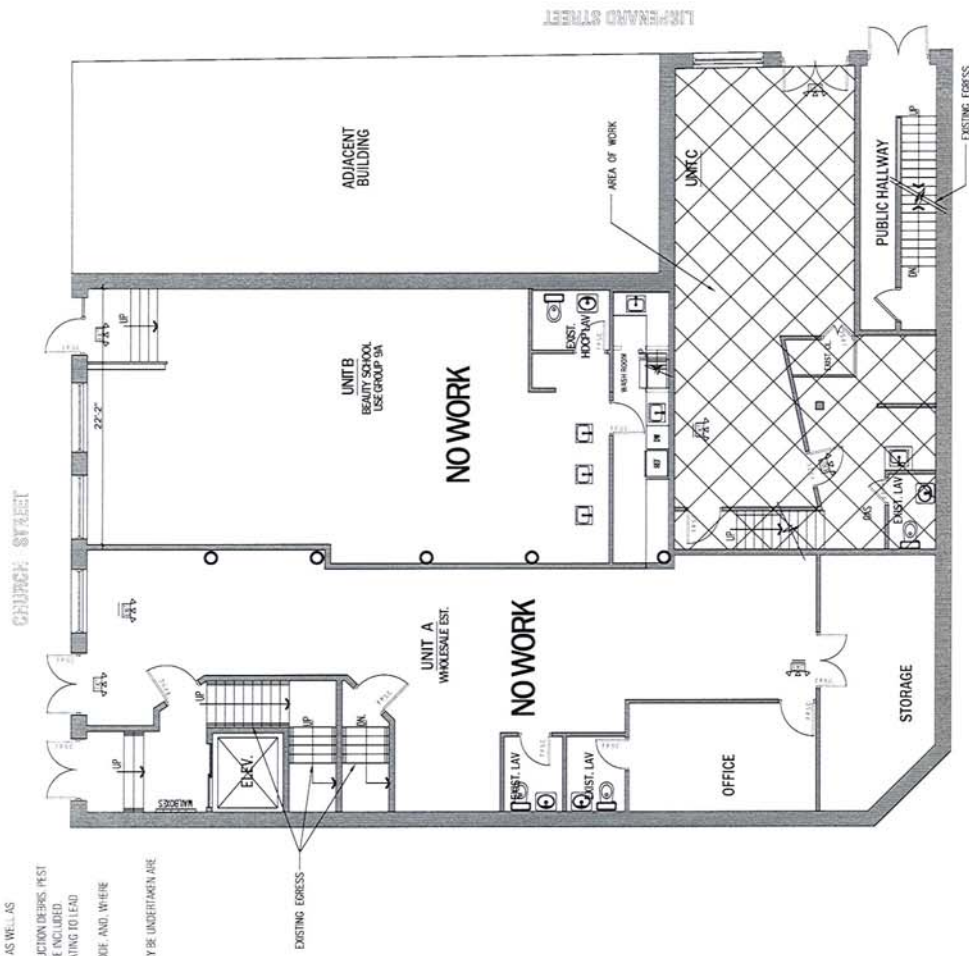
TENANT PROTECTION PLAN NOTES (2016)

1. EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION, PROVISIONS SHALL BE MADE FOR IMMEDIATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN. EGRESS SHALL BE MAINTAINED AT ALL TIMES. EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
2. FIRE SAFETY: ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSARY BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
3. HEALTH REQUIREMENTS: SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL, AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED. 3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
4. 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.
5. STRUCTURAL SAFETY: NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
6. NOISE RESTRICTIONS: WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.

LEGEND



AREA OF WORK



1 1ST FLOOR TENANT PROTECTION PLAN

SCALE: 3/32" = 1'-0"



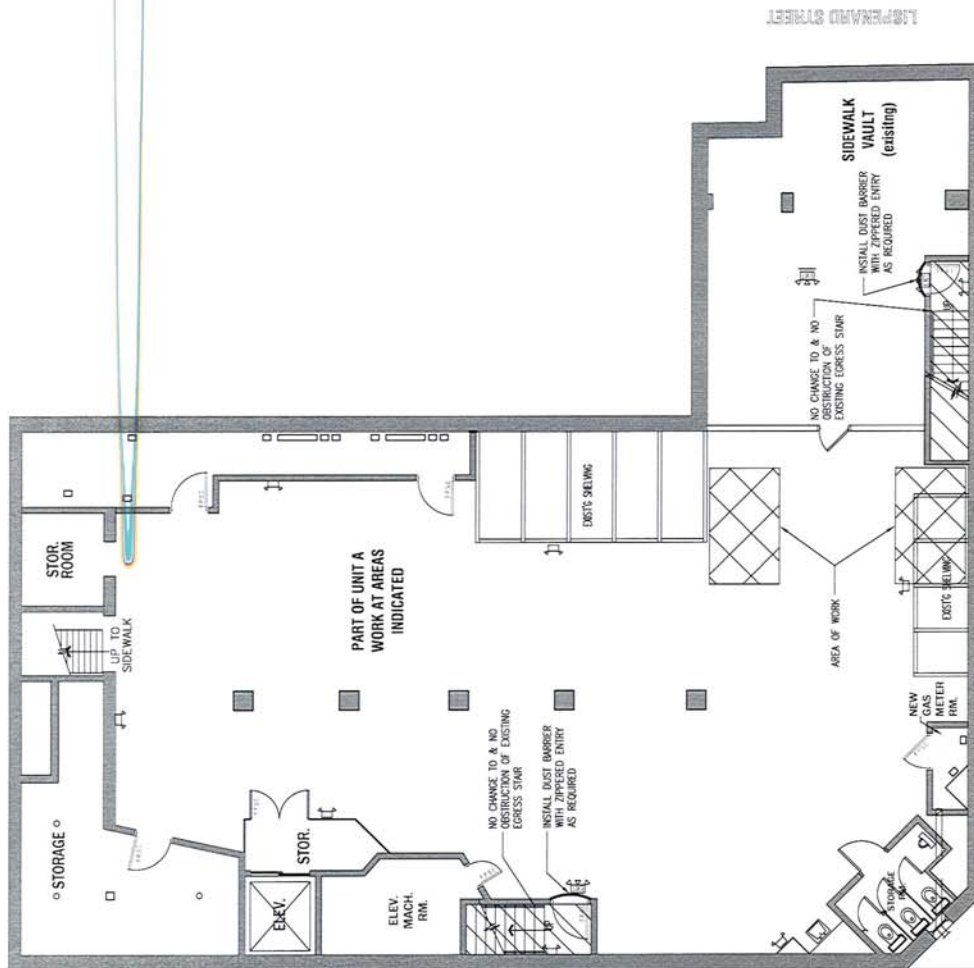
MELTZER/COSTA
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MCDONALD@MELTZER-COSTA.COM

PROJECT TITLE
315 CHURCH ST
NEW YORK, NY 10013

DRAWING TITLE
1ST FLR: TENANT
PROTECTION PLAN

TTP-200-00
Plot Date 10/20/17

1. **EGRESS.** AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISIONS SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TOWN PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE AUTHORIZED BY THE COMMANDER.
2. **FIRE SAFETY.** ALL NECESSARY ARES AND CONTROLS INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL REQUIREMENTS SPECIFIED BY THE TOWN SHALL BE STRICTLY OBSERVED.
3. **HEALTH AND SAFETY.** MEASURES NECESSARY FOR THE USE OF CONSTRUCTION METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PREVENTION OF COLLAPSE, AND MAINTENANCE OF SANITARY FACILITIES AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCURRED.
4. **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.
5. **STRUCTURAL SAFETY.** NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
6. **NOISE RESTRICTIONS.** WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CODE, SUCH LIMITATIONS SHALL BE STATED.



CELLAR FLOOR TENANT PROTECTION PLAN

SCALE: 3/32" = 1'-0"



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CELLAR: TENANT PROTECTION PLAN

TPP-100.00

Plot Date 10/20/17