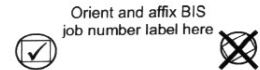




TPP1: Tenant Protection Plan

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) 28 Street Name E. 4th Street Number of apartments to remain occupied 13
Borough Manhattan Block 00531 Lot 00027 BIN 1008513 CB No. 102

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:** At all times in the course of construction provision shall be made for adequate egress as required by NYC Building Code. No change shall be made to the existing egress, nor any blockage or impediment of such egress at any time during the course of construction. Egress identification shall be maintained throughout the course of construction. Required egress shall not be obstructed at any time except where approved by the NYC Department of Building Commissioner.

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. UL listed ABC fire extinguishers and smoke/CO detectors must be on site at all times during construction. They are to be located in a conspicuous location and maintained in working order in accordance with all applicable requirements of the NYC Fire Code.

3. **Health Requirements:** The Contractor is to provide for paint, dust, debris, and noise containment as per Building requirements and NYC Code. All vents and exhausts must be fully sealed to prevent infiltration of dust and dirt. All debris is to be properly sealed in bags or containers that will not permit dust to leave the area of work.

Any materials possibly containing lead or asbestos uncovered during the course of the work must be tested per agency requirements by a licensed investigator. The building is to be provided with asbestos and/or lead abatement contractor's license, insurance documentation, and DEP form ACP7 (for asbestos removal) for approval prior to removal of asbestos from the premises.

Continue on next page, if necessary.

2 Tenant Protection Plan *(Continued)*

All projects are required to utilize safe lead practices as required by EPA Law 40 CFR 745 Subpart E, effective 4/22/10, and any additional applicable agency requirements, taking all precaution to prevent the spread of dust and debris that may contain lead.

At all partitions opened during the course of construction, rodent proofing shall be maintained and/or installed in compliance with NYC Building Code and Tenant Protection requirements.

4. Compliance with Housing Standards: The requirements of 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 adhered to. The work shall adhere to New York City Noise Control Code and New York City Department of Environmental Protection (DEP) regulations (LL 113/05 and RCNY 28-100) and all other Building requirements as regards to noise and construction noise mitigation. Should the DEP require a noise mitigation plan, the Contractor shall immediately comply.

7. Thirteen (13) dwelling units in building to remain occupied during construction.

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)

Logan LaVail

Signature

Date

[Handwritten signature of Logan LaVail] *[Circular professional seal of Logan LaVail, Registered Architect, State of New York, No. 032526]* *[Handwritten date 3/29/18]*

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