



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.

Orient and affix BIS job number label here



1 Location Information Required for all applications.

House No(s) 188 Street Name AUDUBON AVENUE Number of apartments to remain occupied ALL
 Borough MANHATTAN Block 2131 Lot 18 BIN 1063155 CB No. 112

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.

28-104.8.4 Tenant Protection Plan

Construction documents for alterations of buildings in which any dwelling unit will be occupied during construction shall include a tenant protection plan. Such plan shall contain a statement that the building contains dwelling units that will be occupied during construction and shall indicate in sufficient detail the specific units that are or may be occupied during construction, the means and methods to be employed to safeguard the safety and health of the occupants, including, where applicable, details such as temporary fire-rated assemblies, opening protectives, or dust containment procedures. The elements of the tenant protection plans may vary depending on the nature and scope of the work but at a minimum shall make detailed and specific provisions for:

1. 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.

- Construction operations will not block hallways or means of egress for tenants of the building.
- All existing means of egress from the building to be maintained clear and free of all obstructions, such as building materials, tools, etc.

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.

- All material stored at construction area, and/or in any area of the building, are to be secured in a locked area. Access to such areas to be controlled by owner/general contractor.
- All materials to be stored in an orderly fashion.
- All flammable materials to be kept tightly sealed in their respective manufacturer's containers. Such materials are to be kept away from heat.
- All flammable materials to be used and stored in an adequately ventilated space.
- All electrical power to be shut-off where there is exposed conduit.
- All electrical power in the construction area to be shut off after working hours.
- Contractor, at all times, to make sure there is no leakage of natural gas in the building, or any flammable gas used in construction.

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.

- Debris, dirt and dust to be kept to a minimum by heavy cloth draperies in work area and be confined to the immediate construction area.
- Contractors to isolate construction area from occupied building area by means of temporary partitions or heavy weigh drop cloths.
- Debris, dirt and dust to be cleaned up and cleared from building daily to avoid any excessive accumulation.
- All construction alterations and demolition to be in compliance with applicable lead and asbestos laws. In the event that asbestos is found on the job site, and will be affected by work stated, its removal shall take place in accordance with OSHA 1910.1001, NYC DEP Asbestos Rules and Regulations and NYS DOL Code 56.

Continue on next page, if necessary.

2	Tenant Protection Plan (Continued)
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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.

- Contractor to provide adequate temporary bracing and shoring wherever any structural work is involved.
- All demolition, repair and alteration operations to be done in accordance with New York City Building Code, BC3301.

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.

- General Contractor shall ensure that noise is limited to acceptable levels in accordance with the NYC Noise Control Code.
- Work shall not interfere with heating, electrical, gas or plumbing service to other tenants.
- Construction may occur between 7:00 am and 6:00 pm on weekdays.
- Alterations or repairs to Existing One – or Two – Family Owner – Occupied Dwellings, or Convents or Rectories, may be performed on Saturdays and Sundays between 10:00 am and 4:00 pm, if the dwelling is located more than 300 feet from a House of Worship.
- Work may take place after hours and on weekends only with express authorization from The Department of Buildings and Transportation. A noise mitigation plan must be in place before any authorization is granted.
- Emergency work necessary for public safety or work that cannot be performed during normal work hours, may occur after hours or on weekends. For example, water main or gas line repairs may require construction activity outside the normal hours of construction.

7. Maintaining Essential Services:

Essential service disruptions shall be kept to a minimum for the duration of this project. If lengthy disruptions are anticipated, provisions shall be made by the contractor to provide essential services, such as heat, hot water and cold water. These essential services shall be provided by either a temporary boiler or temporary hot water heaters. If gas service is disrupted, it shall be kept to a minimum. If a specific tenant gas service is part of the project, the tenant shall be made aware of the time frame of such work. No electricity or other utility services shall be affected by work in this project.

The contractor(s) whose permits are issued under this project are solely responsible for all the construction means, methods, safety programs and operations during construction in accordance with these general instructions above. The engineer has no control or responsibility for the conduct and methods of construction by the contractor. The contractor is responsible for compliance with Chapter 33, Paragraph 3303.10 and 333.10.1 of the 2014 New York City Building Code and 28-104.8.4 of the 2014 New York City General Administrative Provisions for Construction Codes.

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.
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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.
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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)

NEAL M. RUDIKOFF

Signature

Date



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