



DEPT OF BLDGS 140874720

Job Number

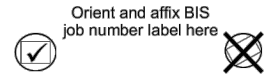


ES193591961

Scan Code

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 <i>all</i> applications.
House No(s) 223 Street Name 2 AVENUE Number of apartments to remain occupied 63	
Borough MANHATTAN Block 469 Lot 30 BIN 1006906 CB No. 103	

2	Tenant Protection Plan Required for <i>all</i> 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.

Job Description: Interior renovation of apartments 3D and 3E to combine to make 3DE. Partition changes to non-load-bearing walls as per no change in use, occupancy or egress. Plumbing and structural filed under separate applications

Number of occupied dwelling units. There are 63 dwelling units which may be occupied during construction. All units not in scope of work to be considered occupied.

1. **Egress.** All work is located within the tenant unit(s) specified above; no work is proposed in public spaces; however construction materials, equipment, and debris may be transported to and from the scope of work through the use of the building's common corridors, stairs, and elevators as required. Contractor to ensure that all existing means of egress for tenants of the building shall be maintained clear and free of all obstructions such as building materials, tools, etc. Transportation of materials and equipment via the vertical circulation and exit systems shall be monitored by a qualified person designated by the permit holder who will be responsible to establish a egress mitigation plan and assist in evacuating the building in event of an emergency.
2. **Fire safety.** Contractor to ensure that all flammable materials are kept away from heat; that all flammable materials are used and stored in an adequately ventilated space; all electrical power to be shut-off where there are exposed conduits; all electrical power in the construction area to be shut off after working hours; contractor to ensure there are no leaks of natural gas in the building or any flammable gas used in construction. Proper fire extinguishers shall be maintained on site in a location known and obvious to all workers.
3. **Health requirements.** Debris, dirt and dust to be kept to a minimum and be confined to the immediate construction area other than for removal of debris from the building. Contractor to isolate construction area from occupied building areas by means of temporary partitions or heavy weight drop cloths. Debris, dirt and dust to be cleared from building periodically to avoid any excessive accumulation.

Lead.

- A. Cleaning all floors, furniture, draperies, carpets and other objects in the work area with a HEPA (high efficiency particulate air) vacuum before work begins.
- B. Covering floors, windows, and air vents with 2 layers of plastic sheeting.
- C. Sealing the work area with plastic sheeting and covering doorways with 2 layers of plastic.
- D. Cleaning and removing furniture or cleaning and covering furniture with plastic sheeting.
- E. Using only approved lead remediation methods.
- F. Using wet methods and HEPA vacuuming for daily and final cleaning file a notification of commencement of lead remediation (yellow form).
- G. Fax or hand-deliver the form to the field services unit (FSU) of the HHP/LPP, 1-3 days before work begins. Forms can be faxed to (347) 396-8926 or (646) 632-6004.
- H. File a new notification if you change the contractor, the dust wipe testing company, or the start date.
- I. Hire an epa-certified lead inspector to take clearance dust wipe samples when the work is completed.
- J. Results must be faxed or hand delivered to the hhp/lpp by the building owner or the dust wipe testing company within 5 days after work is finished.
- K. An epa-certified inspector or risk assessor that is independent of the contractor must take the samples.

Asbestos.

(Refer to ACP5 or ACP21 "Asbestos Assessment/Abatement Report")

- A. Portion of the premises where work is proposed is free of asbestos containing material (ACM); or
- B. Portion of the premises where work is proposed contains less than 10 SF or 25 lf of ACM and will be abated as a minor project in accordance with DEP rules & regulations for minor projects; or
- C. Asbestos is present but will not be disturbed by the proposed construction; or
- D. Entire building is free of asbestos; or
- E. Project is exempt from asbestos testing: the building was constructed after April, 1987 or the scope of work is exempt from testing by rule.

4. **Compliance with housing standards.** The requirements of the NYC housing maintenance code pacifically related to the maintenance, services, utilities and physical and occupancy standards for dwelling units shall be strictly observed.

5. **Structural safety.** If structural safety is affected by this application (see application details), all temporary structural shoring and bracing shall be performed by the contractor with all due diligence as monitored under observation of the special inspection agency designated by the owner and design applicant as responsible for "structural stability" per BC 1704.20 unless exempt per criteria established therein.

6. **Noise restrictions.** Construction work may take place between the hours of 7am and 6pm on Monday through Friday pursuant to the New York city noise control code unless an "after hours work" variance permit has been issued. contractors must develop a noise mitigation plan prior to the commencement of work. noise that exceeds the ambient sounds level by more than 10 decibels as measured from 15 feet from the source as measured from inside any property or on a public street is prohibited and impulsive sounds are restricted. noise shall be kept to a minimum during working hours while ongoing construction takes place.

Continue on next page, if necessary.

2 Tenant Protection Plan *(Continued)*

7. **Maintaining essential services.** The licensed electrician shall be responsible for turning off electricity in specific apartments (where there are no occupants) while electricity remains on and service is not distributed for other occupants in the building. The licensed plumber shall be responsible for turning off gas and water services in specific apartments (where there are no occupants) while gas and water remains on and service is not disrupted for other occupants in the building. Designated personnel shall oversee and monitor the delivery of materials and removal of debris through the use of the building's common corridors, stairs, and elevators during off-peak hours while coordinating with building owner and superintendents that minimal or no obstructions to building amenities or other inconveniences are imposed on the occupants of the premises.
8. **Other requirements.** Owner is required to provide a copy of the tenant protection plan to occupants upon request; and the owner shall (i) distribute a notice regarding such plan to each occupied dwelling unit or (ii) post a notice regarding such plan in a conspicuous manner in the building lobby, as well as on each floor within ten feet of the elevator, or in a building where there is no elevator, within ten feet of or in the main stairwell on such floor. The notice shall be in a form created or approved by the department and shall include: (1) a statement that occupants of the building may obtain a paper copy of such plan from the owner and may access such plan on the department website; (2) the name and contact information for the site safety manager, site safety coordinator or superintendent of construction required by section 3301.3 of the new york city building code, as applicable, or, if there is no site safety manager, site safety coordinator or superintendent of construction, the name and contact information of the owner of the building or such owner's designee; and (3) a statement that occupants of the building may call 311 to make complaints about the work. lastly, the owner is required to notify the department 72 hours prior to work commencing for work containing a tenant protection plan.

***§28-104.8.4.1 Public availability of tenant protection plan.** Upon issuance of a permit for work containing a tenant protection plan, the department shall make the tenant protection plan publicly available on its website.

***§28-104.8.4.2 Provision of copy of tenant protection plan to occupants upon request.** The owner of a building undergoing work for which a tenant protection plan is required by section 28-104.8.4 shall, upon request from an occupant of a dwelling unit within such building, provide such occupant with a paper copy of the tenant protection plan approved by the department.

***§28-104.8.4.3 Notice to occupants.** Upon issuance of a permit for work containing a tenant protection plan, the owner shall (i) distribute a notice regarding such plan to each occupied dwelling unit or (ii) post a notice regarding such plan in a conspicuous manner in the building lobby, as well as on each floor within ten feet of the elevator, or in a building where there is no elevator, within ten feet of or in the main stairwell on such floor. The notice shall be in a form created or approved by the department and shall include:

1. A statement that occupants of the building may obtain a paper copy of such plan from the owner and may access such plan on the department website; and
2. The name and contact information for the site safety manager, site safety coordinator or superintendent of construction required by section 3301.3 of the New York city building code, as applicable, or, if there is no site safety manager, site safety coordinator or superintendent of construction, the name and contact information of the owner of the building or such owner's designee; and
3. A statement that occupants of the building may call 311 to make complaints about the work

Should you require additional space, please complete and submit an AI1 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)

KENNETH HUDES

Signature

Date

10.23.2019



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