



DEPT OF BLDGS140886450

Job Number



ES244730129

Scan Code

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) 2290

Street Name Broadway

Number of apartments to remain occupied 116

Borough MANHATTAN

Block 1230

Lot 43

BIN 1032769

CB No. 107

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.

TENANT PROTECTION PLAN TO COMPLY WITH SECTION (28-104.8.4) 2014 CODE

THE BUILDING CONTAINS APPROXIMATELY 116 DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION. THE REMOVAL OF THE SIDEWALK CAFE AND REPAIRING EXISTING STOREFRONT FOR ARTIE'S DELI FOR THE ENTIRE BUILDING.

1. EGRESS:

- A. AT ALL TIMES IN THE COURSE OF CONSTRUCTION THE EGRESS FROM THE VARIOUS FLOORS OF THE BUILDING WILL BE MAINTAINED.
- B. ALL REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
- C. EGRESS AT EXISTING CORRIDORS, FIRE STAIRS, ETC WILL BE MAINTAINED AT ALL TIMES.
- D. ALL EXISTING MEANS OF EGRESS MAY NOT BE USED TO STORE MATERIALS, EQUIPMENT AND DEBRIS. TRANSPORTATION OF ALL MATERIALS, EQUIPMENT AND DEBRIS MUST BE COORDINATED WITH THE BUILDING SUPERINTENDENT.

2. FIRE SAFETY

- A. ALL PRECAUTIONS TO BE OBSERVED TO MAINTAIN EXISTING FIRE SAFETY FOR ALL OCCUPIED DWELLING UNITS AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED
- B. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS IS TO BE CONTROLLED BY THE BUILDING OWNER AND/OR CONTRACTOR.

3. HEALTH REQUIREMENTS:

3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS ON SITE AT ALL TIMES. IF PAINT OR MATERIALS ARE SUSPECTED OF CONTAINING LEAD AND/OR ASBESTOS ARE TO BE REMOVED, BY A LICENSED LEAD AND ASBESTOS SAMPLING AND TESTING COMPANIES WILL CERTIFY MATERIALS APPROVED METHODS OF REMOVAL WILL BE EMPLOYED, ALL APPROPRIATE PERMITS WILL BE OBTAINED. IF OBSERVED IMMEDIATELY CONTACT OWNER OR ARCHITECT.

- A. THE GENERAL CONTRACTOR WILL ENSURE THAT DUST IS CONTROLLED, KEPT TO A MINIMUM AND REMOVED AT THE COMPLETION OF EACH DAY. 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.
- B. THE DISPOSAL OF CONSTRUCTION DEBRIS MUST BE DONE IN THE SAME MANNER.
- C. THE DEBRIS, DIRT AND DUST WILL BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- D. SANITARY FACILITIES WILL BE PROVIDED AND KEPT CLEAN CONTROL PEST AT ALL TIMES. IF PEST ARE OBSERVED, A PROFESSIONAL EXTERMINATION WILL BE CALLED IN. NO FOOD WILL BE ALLOWED TO ACCUMULATE TO BECOME AN ATTRACTIVE NUISANCE FOR PEST.

2 Tenant Protection Plan (Continued)

4. COMPLIANCE WITH HOUSING STANDARDS:
 - A. THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED. INCLUDING CLEANING, PAINTING, EXTERMINATION AND RODENT ERADICATION, COLLECTION OF WASTES, WATER SUPPLY SEWERS AND DRAINAGE, HEAT AND HOT WATER PROTECTIVE DEVICES AND FIRE PROTECTION. BUILDING SECURITY TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE APARTMENT BEING RENOVATED.
5. STRUCTURAL SAFETY:
 - A. NO STRUCTURAL WORK IS CURRENTLY PROPOSED AND NO WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
6. NOISE RESTRICTIONS:
 - A. CONSTRUCTION NOISE WILL BE CEASED AFTER NORMAL WORKING HOURS, LIMIT NOISE TO ACCEPTABLE LEVELS. PER THE NYC BUILDING CODE, THE HOURS OF LEGAL OPERATIONS ARE FROM 7 AM - 6 PM, M-T. WORKING AT ANY OTHER TIME IS SUBJECT TO A VIOLATION AND WOULD REQUIRE AN AFTER HOURS PERMIT.
 - B. NOISE WILL BE LIMITED TO ACCEPTABLE LEVELS IN ACCORDANCE WITH THE NEW YORK CITY NOISE CONTROL CODE. RENOVATION TEAM TO COMPLY WITH NYC NOISE CODE SECTION §24-219 FOR ALL CONSTRUCTION DEVICES.
7. MAINTAINING ESSENTIAL SERVICES:
 - A. THE WORK UNDER THIS APPLICATION IS FOR INTERIOR AND WILL NOT AFFECT THE UTILITY SERVICES OF THIS BUILDING.
8. OTHER REQUIREMENTS:
 - A. NO OTHER ADDITIONAL REQUIREMENTS ARE NECESSARY FOR THIS APPLICATION.

28-104.8.4.1 PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN

UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE NEW YORK CITY DEPARTMENT OF BUILDING WILL MAKE THE TENANT PROTECTION PLAN PUBLICLY AVAILABLE ON THEIR WEBSITE.

28-104.8.4.2 PROVISION OF COPY OF TENANT PROTECTION PLAN TO OCCUPANTS UPON REQUEST

THE BUILDING OWNER, UPON REQUEST FROM AN OCCUPANT OF A DWELLING UNIT WITHIN SUCH BUILDING, WILL PROVIDE SUCH OCCUPANT WITH A PAPER COPY OF THE TENANT PROTECTION PLAN APPROVED BY THE DEPARTMENT OF BUILDINGS.

28-104.8.4.3 NOTICE TO OCCUPANTS

UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE OWNER WILL
(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, 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 OF THE BUILDING OWNER'S DESIGNEE; AND
3. A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY CALL 311 TO MAKE COMPLAINTS ABOUT THE WORK.

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)	ANGELO COSTA
Signature	
Date	11/19/20
	
P.E. / R.A. Seal (apply seal, then sign and date over seal)	