



Job Number



ES689275443

Scan Code

TPP1: Tenant Protection Plan

Required if dwelling units will be occupied during construction. Owner must notify the Department at least 72 hours before commencing work in connection with the Tenant Protection Plan.

Orient and affix BIS
job number label here



PAGE 1 OF 6

1 LOCATION INFORMATION (required for all applications)

House No(s): 1712

Street Name: 2 AVE

Number of dwelling units to remain occupied during construction: 12

Specific unit/apartment numbers to remain occupied: 2N,2R, 2S, 3N, 3R, 3S, 4N,4R,4S,5N, 5R, 5S

Borough MANHATTAN

Block 1551

Lot 51

BIN 1050101

CB No.108

2 TENANT PROTECTION PLAN

Required for **all** applications with occupied dwelling units (AC 28-120.1). 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 Tenant Protection Plan must be site specific. The elements of the Tenant Protection Plan may vary depending on the nature and scope of the work but at a minimum, must comply with all applicable laws and regulations, including the NYC Construction Codes, the NYC Housing Maintenance Code, the NYC Noise Control Code, and the NYC Health Code, and shall make detailed and specific provisions for:

- Egress** – Clarify how adequate egress will be maintained during construction.
- Fire Safety** – Identify safety measures to maintain fire safety of occupied dwelling during construction.
- Health Requirements** – Specify methods to be used for control of dust, disposal of construction debris, noise control, maintenance of sanitary facilities during construction.
 - 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.
- Compliance with Housing Standards** – Demonstrate compliance with NYC Housing Maintenance Code and NYS multiple dwelling law during construction.
- Structural Safety** – Identify specific measures to maintain structural stability during construction.
- Noise Restrictions** – Identify specific means and methods to be used for the limitation of noise to acceptable levels in accordance with the NYC Noise Control Code.
- 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. Notification of the disruption must be given to all affected occupants of occupied dwelling units.
- Other requirements** – Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

1. Egress: all of work filed under this application is located on the first floor. 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; 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; 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; 4. Compliance with housing standards: the requirements of the NYC Housing Maintenance code specifically related to the maintenance, services, utilities and physical and occupancy standards for dwelling units shall be strictly observed. 5. Structural Safety: alteration operations to be done in accordance with the NYC building code, article 19, sub article 1905.0&1906.0. 6. Noise Restrictions: Construction operation will be confined to normal working hours: 8am to 5pm, Mon to Fri. 7. Maintaining Essential Services: the work only involved in first floor commercial space for non bearing partition, no essential service will be effected.

If additional space is required, 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 TPP1? ☐ YES ☒ NO
2. If YES, how many pages?

4 OWNER'S STATEMENT(S) AND SIGNATURE (required for **all** applications)

I hereby certify that I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, 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 the New York City Administrative Code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. 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.

Name (print): CHRISTINA TING

Relationship to Owner: OWNER

Business Name/Agency: TING'S BROKERAGE INC.

Street Address: 36-36 UNION STREET 2ND FLR.

City: FLUSHING

State: NY

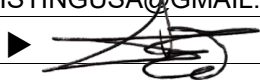
Zip: 11354

Telephone Number: (718) 762-4000

Fax:

Email Address: CHRISTINGUSA@GMAIL.COM

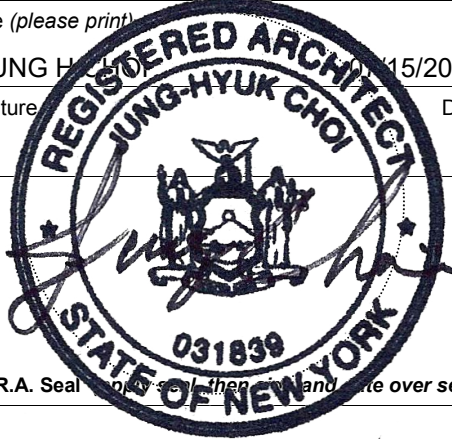
Signature and Date



07/15/2020

5 APPLICANT'S STATEMENT(S) AND SIGNATURE (required for **all** applications)

I hereby certify that I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, 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 the New York City Administrative Code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. 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.

Name (please print)	
JUNG H	
Date 07/15/2020	
Signature	Date
	
P.E./R.A. Seal (must be placed over seal)	



AI1: Additional Information

Must be typewritten.

☒ Orient and affix BIS job number label here ☒
Page number 3 of 6BIS Document No. 01**1 Location and Job Information** Required for all applications.

House No(s) 1712

Street Name 2 AVE

Borough MANHATTAN

Block 1551

Lot 51

BIN 1050101

CB No. 108

2 Revisions to Plans/Drawings Required whenever updating plans. All revisions for each page must be clearly described in section 3.Submission is part of a Post Approval Amendment (PAA)? ☐ Yes PW1 required ☒ No Indicate all actions for this submission:

Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID	Action	Original/New/ Omit Page ID	Superseding Page ID

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Is this section continued on additional AI1 forms? ☐ Yes ☐ No**3 Additional Information** Required for all applications.

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.

a. ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.

b. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.

c. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURES CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.

d. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.

SEE ATTACHED AI-1 FOR ADDITIONAL INFO.

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Name (Please print)

JUNG-HYUK CHOI

Signature



Date

15.2020

P.E. / R.A. Seal (apply this seal and date over seal)



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Page number 4 of 6

BIS Document No. 01

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3 Additional Information Required for all applications.

3. HEALTH REQUIREMENTS:

- THE ENTRANCE DOOR TO THE AREA OF WORK WILL BE ENCAPSULATED IN PLASTIC TO PREVENT DUST AND AIRBORNE PARTICLES FROM MOVING INTO THE PUBLIC CORRIDOR AND STAIRWELLS FROM THE APARTMENT DURING CONSTRUCTION.
- DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS.
- DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.

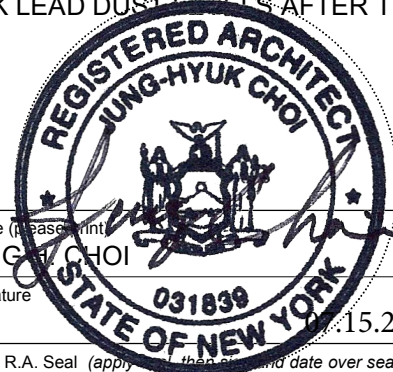
3.1. LEAD AND ASBESTOS:

ASBESTOS FORM ACP5 RECEIVED FROM NYC DEP INDICATING "NO ASBESTOS" REPORTED. THIS IS NOT AN ASBESTOS PROJECT. CONTRACTOR WILL USE SAFE LEAD WORK PRACTICES AND WORKERS WHO ARE TRAINED IN LEAD SAFE WORK PRACTICES WHEN REMOVING LEAD PAINT HAZARDS OR DOING REPAIR WORK THAT DISTURB LEAD PAINT IN ACCORDANCE WITH THE LOCAL LAW. SAFE WORK PRACTICES TO INCLUDE THE FOLLOWING: NEVER DRY SCRAPING OR DRY SANDING LEAD PAINT, POSTING WARNING SIGNS AROUND THE WORK AREA, INFORMING TENANTS TO STAY OUT OF THE WORK AREA, CLEANING THE WORK AREA WITH WET MOPS OR HEPA VACUUMS EVERY DAY AND AFTER THE WORK IS DONE, REMOVING ALL ITEMS THAT CAN BE MOVED FROM THE WORK AREA, COVERING FURNITURE THAT CANNOT BE MOVED, SEALING FLOORS, DOORS AND OTHER OPENINGS WITH PLASTIC AND WATERPROOF TAPE, HAVING A PROFESSIONAL CHECK LEAD DUST LEVELS AFTER THE CLEAN-UP IS COMPLETED.

SEE ATTACHED AI-1 FOR ADDITIONAL INFO.

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Name (Please print) JUNG-HYUK CHOI
 Signature [Signature] Date 15.2020
 P.E. / R.A. Seal (apply this seal and date over seal)





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Borough MANHATTAN

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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. SPECIFICALLY ARTICLE 1/2/3/4/5/11. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION TO ALL PARTS OF THE BUILDING & OCCUPANTS AT ALL TIME DURING THE COURSE OF CONSTRUCTION. THE SITE OF THE BUILDING TO BE ALTERED OR DEMOLISHED, OR THE SITE OF THE NEW BUILDING TO BE CONSTRUCTED, CONTAINS ONE OR MORE OCCUPIED DWELLING UNITS THAT WILL REMAIN OCCUPIED DURING CONSTRUCTION. THESE OCCUPIED DWELLING UNITS HAVE BEEN CLEARLY IDENTIFIED ON THE SUBMITTED CONSTRUCTION DOCUMENTS. WHEN CONSTRUCTION OR DEMOLITION ACTIVITY OCCURS IN AN OCCUPIED BUILDING, BARRICADES, SIGNS, DROP CLOTHS, AND OTHER PROTECTIVE MEANS SHALL BE INSTALLED AND MAINTAINED AS NECESSARY TO PROVIDE REASONABLE PROTECTION FOR THE OCCUPANTS AGAINST HAZARD AND NUISANCE. ALL OCCUPIED DWELLING UNITS IN THIS BUILDING WILL REMAIN OCCUPIED DURING CONSTRUCTION. THERE WILL BE NO REDUCTION IN SERVICES DURING CONSTRUCTION. SEPARATIONS BETWEEN UNITS WILL BE MAINTAINED.

5. STRUCTURAL SAFETY:

NO STRUCTURAL WORK UNDER THIS FILING. NO STRUCTURAL WORK SHALL BE PERFORMED THAT MAY ENDANGER THE OCCUPANTS OF THE BUILDING. THE STRUCTURAL STABILITY OF THE BUILDING SHALL NOT BE COMPROMISED DURING THE CONSTRUCTION.

a. THE SIA ASSIGNED FOR STRUCTURAL WORK WILL MAINTAIN A LOG TO VERIFY COMPLIANCE WITH THE TENANT SAFETY PLAN IDENTIFIED ON THE STRUCTURAL DRAWINGS.

B. THE SIA WILL BE ONSITE FOR EACH NEW PHASE OF STRUCTURAL WORK TO VERIFY THAT THE SEQUENCE AND MANNER OF WORK IS UNDERTAKEN AS OUTLINED IN THE SIA DRAWINGS.

C. ALL EQUIPMENT AND TOOLS USED DURING THE CONSTRUCTION OF THE BUILDING SHALL COMPLY

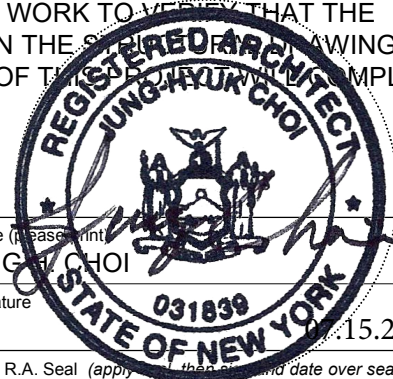
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Name (Please print)

JUNG W. CHOI

Signature



Date

15.2020

P.E. / R.A. Seal (apply this seal and date over seal)



A11: Additional Information

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Page number 6 of 6BIS Document No. 01**1 Location and Job Information** Required for all applications.House No(s) 1712 Street Name 2 AVEBorough MANHATTANBlock 1551Lot 51BIN 1050101CB No. 108**2 Revisions to Plans/Drawings** Required whenever updating plans. All revisions for each page must be clearly described in section 3.Submission is part of a Post Approval Amendment (PAA)? ☐ Yes PW1 required ☒ No Indicate all actions for this submission:

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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, WORK IS PERMITTED MONDAY TO FRIDAY 7AM TO 6PM.

a. HOURS OF CONSTRUCTION ARE TO BE 8:30 AM TO 4:30 PM MONDAY THRU FRIDAY.

b. AN AFTER HOURS VARIANCE MUST BE OBTAINED FROM THE NYC DEPARTMENT OF BUILDINGS PRIOR TO COMMENCING ANY CONSTRUCTION BEYOND THE PERMITTED TIMES IDENTIFIED ABOVE.

7. MAINTAINING ESSENTIAL SERVICES:

NO INTERRUPTION UNDER THIS FILING.

WHERE HEAT, HOT WATER, COLD WATER, GAS, ELECTRICITY, OR OTHER UTILITY SERVICES ARE PROVIDED IN SUCH BUILDING OR IN ANY DWELLING UNIT LOCATED THEREIN, THE TENANT PROTECTION PLAN SHALL SPECIFY THE MEANS AND METHODS TO BE USED FOR MAINTAINING SUCH SERVICES DURING SUCH WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE. IF A DISRUPTION OF ANY SUCH SERVICE IS ANTICIPATED DURING THE WORK, THEN SUCH PLAN SHALL SPECIFY 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.

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Name (Please print)

JUNG-HYUK CHOI

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Date

15.2020

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