



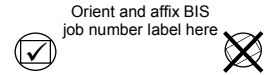
Job Number



ES867694836

Scan Code

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.



BIS JOB #: _____

1 LOCATION INFORMATION

House No(s)	Street Name	Number of dwelling units to remain occupied during construction:
256	West 10 Street	23

Specific unit/apartment numbers to remain occupied:
all except 3C

Borough Manhattan	Block 630	Lot 43	BIN 1084966	CB No. 102
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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: At all times in the course of construction provision shall be made for adequate egress. Required egress shall not be obstructed at any time except where approved by the commissioner.

2. Fire Safety: All materials which are stored at the site or any area of the building are to be stored in a locked area. Access to the area to be controlled by the GC. 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 an exposed conduit. All electrical power in the construction area to be shut off after working hours.

3. Health requirements: Construction will not create dust, dirt or other inconveniences to other apartment units within the building. any shafts shared with other units are to be sealed during the course of construction. Contractor shall isolate construction area from other occupied portions of the building by means of temporary partitions. Contractor shall maintain cleanliness and protection of all building common areas. Contractor shall at all times keep building free from accumulation of construction waste materials and rubbish.

3.1 Contractor shall be advised that there may be asbestos present within the contract areas. The handling of this material shall be in accordance with the requirements published in the federal register by OSHA, EPA, and other authorities having jurisdiction inclusive of any supplemental laws, rules, and regulations promulgated by the state and local authorities. All work shall be in compliance with lead safe practices, gc and subcontractor to be lead safe certified as required by applicable regulations.

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? 6

4 OWNER'S STATEMENTS AND SIGNATURE

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): Ashley Brun

Relationship to Owner: Assistant Secretary

Business Name/Agency: Maxwell Kates Inc.

Street Address: 9 East 38 Street 6 floor

City: NY

State: NY

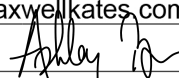
Zip: 10016

Telephone Number: (212) 684-8282

Fax:

Email Address: abrun@maxwellkates.com

Signature and Date



5 APPLICANT'S STATEMENTS AND SIGNATURE

I hereby certify that:

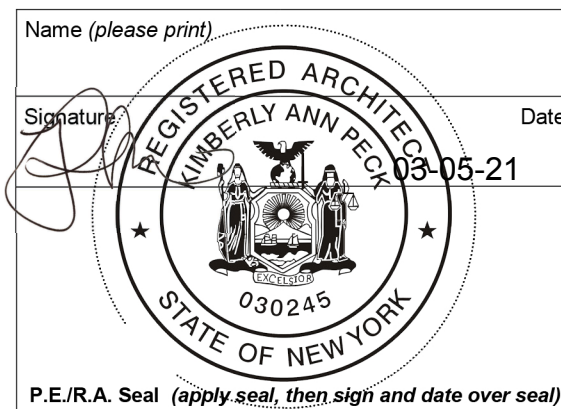
If applicable, I have been retained by the general contractor performing the alteration, construction, or partial demolition work.

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)

Signature

Date



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

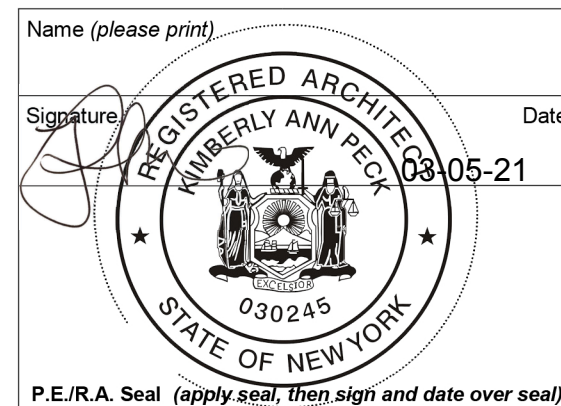
6 PROFESSIONAL CERTIFICATION STATEMENT AND SIGNATURE

I hereby state that I have exercised a professional standard of care in certifying that this Tenant Protection Plan is complete and in accordance with applicable laws, including the rules of the Department of Buildings, as of this date. I am aware the Commissioner will rely upon the truth and accuracy of this statement. I have notified the owner that this document has been professionally certified. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken to meet legal requirements. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action by the Department of Buildings and other appropriate authorities, including termination of participation in the professional certification procedures at the Department of Buildings.

Name (please print)

Signature

Date



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