



DEPT OF BLDGS 240250278

Job Number



ES499007838

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) 225

Street Name WEST 232 STREET

Number of apartments to remain occupied 096

Borough BRONX

Block 5754

Lot 90

BIN 2083557

CB No. 208

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.

1. EGRESS:

ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS, TOOLS, ETC.

2. FIRE SAFETY:

- 2.A. 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 TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
- 2.B. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION
- 2.C. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURES CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
- 2.D. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
- 2.E. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
- 2.F. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
- 2.G. CONTRACTORS SHALL MAKE SURE THERE IS NO LEAKAGE OF NATURAL GAS IN BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.

3. HEALTH REQUIREMENTS:

- 3.A. DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM, AND BE CONFINED TO IMMEDIATE CONSTRUCTION AREA.
- 3.B. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREA BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS.
- 3.C. DEBRIS, DIRT, AND DUST TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESS ACCUMULATION.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

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 OF THE FACILITY.

6. NOISE AFTER HOURS:

6.A. CONSTRUCTION WORK MAY BE UNDERTAKEN DURING THE REGULAR OPERATING HOURS OF MONDAY THROUGH FRIDAY, 9AM - 5PM. FINALIZATION OF THE REGULAR HOURS ARE AT THE DISCRETION OF THE BUILDING OWNER/MANAGEMENT AND THE CONTRACTOR.

6.B. CONTRACTOR TO OBTAIN THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS WORKING DURING OTHER THAN REGULAR HOURS.

6.B. FINAL CLEAN-UP: AT THE COMPLETION OF THE WORK THE PREMISES SHALL BE LEFT IN A NEAT, UNOBSTRUCTED CONDITION, AND ALL WORK IN PERFECT REPAIR AND ORDER, ALL TOOLS, APPLIANCES, SHANTIES, MATERIALS AND EQUIPMENT BELONGING TO THE CONTRACTOR AND TRADE CONTRACTOR SHALL BE REMOVED FROM THE PREMISES UPON COMPLETION OF THE WORK.

7. MAINTAINING ESSENTIAL SERVICES:

7A. DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE HEAT AND DOMESTIC HOTWATER TO THE BUILDING OCCUPANTS. NOTE: IF IT IS PLANNED TO PROCEED WITH THIS PROJECT DURING THE NON-HEATING SEASON, THE CONTRACTOR SHALL PROVIDE A SUPPLY OF UNINTERRUPTED DOMESTIC HOT WATER TO THE BUILDING OCCUPANTS.

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.*

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)

JOSEPH D'BAZINI

Signature

Date

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

