



Job Number



ES804478002

Scan Code

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**1 LOCATION INFORMATION** (required for all applications)

House No(s): 4754

Street Name: RICHARDSON AVE

Number of dwelling units to remain occupied during construction: 84

Specific unit/apartment numbers to remain occupied: 84

Borough BRONX

Block 5107

Lot 10

BIN 2071762

CB No. 212

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:

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 specific means and methods to be used for the limitation of noise to acceptable levels in accordance with the NYC Noise Control Code.
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. Notification of the disruption must be given to all affected occupants of occupied dwelling units.
8. **Other requirements** – Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

General: All work to be done in accordance with the 2014 NYC Building code C28-104.8.4BC and regulation off all other agencies having jurisdiction.

1. **Egress:** At all times in the course of construction provision shall be made for adequate egress as required by code and the tenant protection plan shall identify the egress that will be provided. Required egress shall not be obstructed at any time except where approved by the commissioner.

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.

3. **Health Requirements:** Specification of methods used for control of dust, disposal of construction debris, pest control and maintenance of sanitary facilities and limitation of noise to acceptable levels shall be included. There shall be included statement of compliance with applicable provision of law related to lead and asbestos.

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): RONALD RETTNER

Relationship to Owner: _____

Business Name/Agency: RETTNER BUILDING MANAGEMENT CORP

Street Address: 30 CHURCH STREET

City: NEW ROCHELLE

State: NY

Zip: 10801

Telephone Number: (914) 969-0505

Fax: _____

Email Address: LEON@RETTNERREALTY.COM

Signature and Date

[Signature] 8/18/2020

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

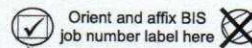
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Name (please print)	<u>8/18/2020</u>
Signature	Date
	
P.E./R.A. Seal (apply seal, then sign and date over seal)	



AI1: Additional Information

Must be typewritten.



Page number _____ of _____

BIS Document No. _____

1 Location and Job Information *Required for all applications.*

House No(s) 4754

Street Name RICHARDSON AVE

Borough BRONX

Block 5107

Lot 10

BIN 2071762

CB No. 212

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

For "Action" use "N" for new page, "S" for superseding page, "O" for omitting page.

Is this section continued on additional AI1 forms?

☐ Yes ☐ No

3 Additional Information *Required for all applications.*

4. Compliance With Housing Standards: Debris, dirt and dust to be kept minimum and be confined to the immediate construction area and be cleaned and cleared from periodically to avoid any excessive accumulation. Disposal of construction debris must be handled in a timely manner and noise levels must be kept to a minimum.

5. No structural work will be done that may endanger the occupants.

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, such limitation shall be stated.

7. Maintaining essential services: In accordance with the New York City Housing Maintenance Code; heat, hot water, cold water, gas, electricity, or other utility services shall not be disrupted and will not be affected during the course of this project.

8. Other requirements: Construction operations will not involve interruption of heating, water, or electrical services to other tenants of the Building. All electrical power shall be shut-off where there is exposed conduit. All electrical power in the construction are shall be shut-off after working hours. The contractor shall make sure there is no leakage of any flammable gas used In construction. All flammable materials shall be kept sealed in their respective manufacturer's containers, such as materials shall be kept away from heat and shall be used and stored in an adequately ventilated space.

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)

Signature

Date

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



8/18/2020



AI1: Additional Information

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☒ Orient and affix BIS job number label here ☒

Page number 2 of 2

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Is this section continued on additional AI1 forms? ☐ Yes ☐ No

3 Additional Information *Required for all applications.*

Additional Notes:

§ 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 Upon issuance of a permit for work containing a tenant protection plan, the owner shall distribute a notice regarding such plan to each occupied dwelling unit or, 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

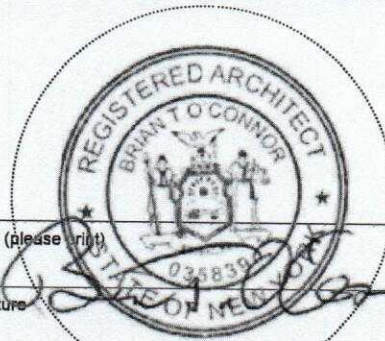
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8/18/2020