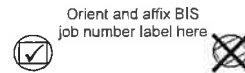




TPP1: Tenant Protection Plan

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.



BIS JOB #: _____

1 LOCATION INFORMATION

House No(s)	Street Name	Number of dwelling units to remain occupied during construction:
6040	SPENCER AVENUE	1
Specific unit/apartment numbers to remain occupied:		
1		
Borough BRONX	Block 5875	Lot 898
BIN 2085353		CB No. 208

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.

1. **Means of egress:** All existing means of egress for tenants of the building are to be maintained clear and free of all obstructions such as building materials, equipment, tools etc. Contractor to provide adequate temporary bracing and shoring wherever any structural work is to be performed. Provide heavy-duty sidewalk bridge for protection of public and tenants wherever work is to be performed above ground level.
2. **Fire safety:** Contractor shall be responsible for performing all work complying with NYC fire code and NYC building code requirements. 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 the owner and/or general contractor. All flammable materials to be used are to be kept in adequately ventilated areas. All electrical power to be shut-off where there are exposed conduits. Contractor is to make sure at all times that there is no leakage of natural gas or flammable gas used in construction in the building. All means of fire egress must always be maintained clear.

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? 2 PAGES OF A11

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): Jared Kurtzer

Relationship to Owner: _____

Business Name/Agency: _____

Street Address: 6040 Spencer Avenue

City: Bronx

State: NY

Zip: 10471

Telephone Number: (617) 953-4516

Fax: _____

Email Address: kurtzer@gmail.com

Signature and Date



9/19/22

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.

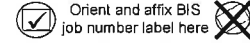
I hereby state that I have exercised a professional standard of care in certifying that this Tenant Protection Plan is complete and in accordance with applicable laws, including the rules of the Department of Buildings, as of this date. I am aware the Commissioner will rely upon the truth and accuracy 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)	
<u>IHOR BOJCUN PE</u>	
Signature	Date
	<u>9/14/22</u>
P.E./R.A. Seal (apply seal, then sign and date over seal)	



AI1: Additional Information

Must be typewritten.



Page number 1 of 2

BIS Document No. 01

1 Location and Job Information Required for all applications.

House No(s) 6040

Street Name SPENCER AVENUE

Borough BRONX

Block 5875

Lot 898

BIN 2085353

CB No. 208

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.

3. Health requirements: Contractor to isolate construction area from occupied building area by means of temporary partitions or heavy weight drop clothes. other means of dust control like dust control barriers may be used. Debris, dirt and dust is to be cleaned up and cleared from building periodically to avoid any excessive accumulation. in case asbestos is found at the job site, its removal shall take place in accordance with all applicable regulations of osha section 19.01.1 including state and federal regulations and regulations for its disposal.

All demolished materials are to be properly disposed, complying with all applicable codes, laws and osha requirements. Materials shall be taken in and out of the building through the entrances prescribed by the building owner or managing agents. Contractor shall be responsible for protection of all existing conditions, including building lobbies, corridors and all other areas. 3.1. As per Department of Environmental Protection asbestos investigation Asbestos Control Program Rules, ACP5 report has been provided prior to starting work. As per LL1 of 2004, safe lead work practices required as well as workers who are trained in lead safe work practices when removing lead paint hazards in accordance with the local law: 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 vacuum 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.

4. Compliance with housing standards:

Contractor to strictly follow all requirements of New York city maintenance code and New York state multiple dwelling law where applicable. Construction operations shall not involve interruption of heating, water or electrical services to the building tenants. Construction work shall be confined to the area of work and will not create dust, dirt or other such inconveniences and nuisance to other apartment units in the building. Contractor shall leave the job broom clean at the end of each working day and job-related debris shall be removed from the property at the conclusion of each working day. All work, involving utilities, affecting the tenants must be cleared by the owner or owner's agent and two weeks of notice shall be given prior to such work. all work must minimize disruption. Every contractor must agree to cooperate with other contractors performing work in the building.

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)

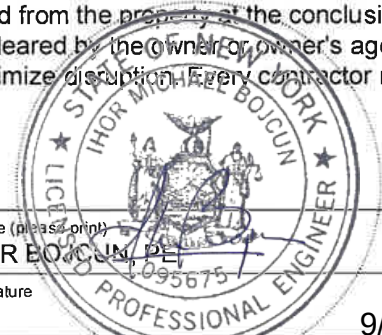
IHOR BOJCUN, PE

Signature

Date

9/14/22

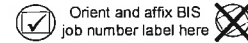
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AI1: Additional Information

Must be typewritten.



Page number 2 of 2

BIS Document No. 01

1 Location and Job Information Required for all applications.

House No(s) 6040

Street Name SPENCER AVENUE

Borough BRONX

Block 5875

Lot 898

BIN 2085353

CB No. 208

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Submission is part of a Post Approval Amendment (PAA)? ☐ Yes *PW1 required* ☒ No *Indicate all actions for this submission:*

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

3 Additional Information Required for all applications.

5. Structural safety: Contractor to provide adequate temporary bracing and shoring wherever any structural work is to be performed. Provide heavy-duty sidewalk bridge for protection of public and tenants wherever work is to be performed above ground level. All demolition operations, repair work and alteration operations are to be done in accordance with NYC building code 2014. All temporary construction operations shall comply with NYC building code chapter 33.6. Noise restrictions / noise control requirements: 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 limitations shall be stated.

7. Maintenance of essential services: During construction activities all essential services to the building including heat, hot water, cold water, gas, electricity or other utilities of the building shall remain uninterrupted and shall be maintained for continuous operation and functioning of the building systems. If any interruption to essential services is anticipated due to a change in construction activities, contractor and building owner shall notify the engineer before such activities are started so an amended tenant protection plan can be filed and implemented. No work shall be performed until amended tenant protection plan is approved and implemented.

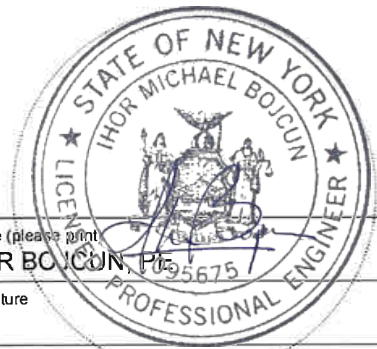
8. Other requirements: Contractor shall be responsible for inspecting entire work area prior to construction commencement to inspect and document any conditions that may compromise safety at site. Any noted unsafe conditions shall be brought to the attention of the engineer without delay. As per 28-104.8.4, the owner of the building shall upon request from an occupant of the building provide such occupant of the building a paper copy of the tenant protection plan approved by the department of buildings. Post a notice regarding such a plan in a conspicuous manner in the building lobby as well as on each floor within ten feet of the elevator, or if building does not have an elevator, within ten feet of or or if building does not have an elevator, within ten feet of or in stairwell on each floor. The notice shall be in form approved by DOB.

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Name (please print)

IHOR BOJCUN, PE

Signature



Date

9/14/22

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