



TPP1: Tenant Protection Plan

Must be completed as fill in PDF



1 Location Information *Required for all applications.*

House No(s) 430

Street Name Beach 68th Street

Number of apartments to remain occupied

Borough Queens

Block 16041

Lot 6

BIN 4439002

CB No. 414

2 Tenant Protection Plan *Required for all applications with occupied dwelling units. (2014 AC 28-104.8.4)*

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, and maintenance of sanitary facilities during construction.
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. **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 buildings materials, tools, etc.

2. **Fire Safety** - a) All building materials stored at Construction area and/or in any area of the work site are to be secured on a locked area. Access to such areas are to be controlled by Owner/general contractor. b) All materials are to be stored in an orderly fashion. c) All flammable materials to be kept tightly sealed in their respective manufacturers containers and to be kept away from heat. d) All flammable materials are to be used and stored in an adequately ventilated space. e) All electrical power to be shut off where there is exposed conduit. f) All electrical power to the work site is to be shut off after working hours.

3. **Health Requirements** - The Contractor shall comply with applicable provisions of law relating to lead and asbestos. Dust Control: a) Debris, dirt and dust to be kept to a minimum and confined to immediate construction site. b) Contractor to isolate construction area from occupied building area by means of heavy weight drop cloths. c) Debris, dirt, and dust to be cleaned up and cleaned from work site periodically to avoid excessive accumulation as required by the housekeeping regulations.

4. **Compliance with housing standards** - The Contractor shall comply with 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** - a) Contractor to provide adequate temporary bracing and shoring wherever any structural work is involved. b) All demolition operations and repair operations to be done in accordance to the New York City Building Code, Article 28-104-8.4.

6. **Noise Restrictions** - a) Construction operations will be confined to normal working hours: 8am - 6pm, Monday to Friday except legal holidays. b) Contractor to obtain written consent of all parties affected by his working during other than normal working hours. c) Contractor shall obtain after hours work permit from the department of buildings and applicable agencies of working other than normal working hours.

7. **Other Requirements** - Construction operations will no involve interruption of heating, water or electrical services to tenants of building. Construction work will be confined to areas of work detailed on this plan and will not create dust, dirt, debris or such inconveniences to other residential areas of the building. There will be no access of the work site areas by tenants or the public during construction operations until otherwise allowed by engineer or building owner.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

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)

Alan S. Epstein

Signature



Date

4/7/16

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