



## 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.



|   |                                                            |
|---|------------------------------------------------------------|
| 1 | <b>Location Information</b> Required for all applications. |
|---|------------------------------------------------------------|

House No(s) 170-10

Street Name CEDARCROFT ROAD

Number of apartments to remain occupied 070

Borough QUEENS

Block 9844

Lot 5

BIN 4210574

CB No.408

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| 2 | <b>Tenant Protection Plan</b> 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:** General contractor is to maintain the area leading into common hallway as the primary path of egress free of any obstructions at all times during construction.

2. **Fire Safety:** Fire safety measurements will be maintained on site within work area. as part of this tenant protection plan (tpp), the general contractor shall provide a fire extinguisher on site as proposed on plan. on site, there shall be a "no smoking" sign posted visibly within the area of work. please see tenant's safety plan.

3. **Health Requirements:**

- A. **Dust control:** As per this tenant's safety plan, the general contractor is to provide a dust barrier at any openings leading into the common egress corridor.
- B. **Disposal of construction debris:** General contractor is to coordinate with building management for an approved method of debris removal.
- C. **Noise control:** General Contractor is to perform work within the approved hours of Monday through Friday between the hours of 7:00am to 6:00pm. Any work outside of these days and times is prohibited.
- D. **Maintenance of sanitary facilities:** As per plan, the existing bathroom shall be maintained in good working conditions at all times.

4. **Compliance with NYC Housing Maintenance Code & NYS Multiple Dwelling Law:** The general contractor is to become familiar with NYC Housing Maintenance Code & NYS Multiple Dwelling Law.

5. **Structural Safety:** Minimal work for this application. No structural work is to be performed. If however, a structural element is discovered by the general contractor, it is the responsibility to contractor to notify the Architect or Engineer and report its finding.

6. **Noise Restriction:** General Contractor is to become familiar with the NYC Noise Control Code prior to commence construction. General contractor is to perform work within the approved hours of Monday through Friday between the

Continue on next page, if necessary.

**2 Tenant Protection Plan (Continued)**

hours of 7:00am to 6:00pm, any work outside of these days and times shall be prohibited.

7. Maintaining Essential Services: Dust control: Debris, dirt and dust to be kept to a minimum, and be confined too the immediate construction area, and be cleaned from building periodically to avoid any excessive accumulation. Construction operations will not involve interruption of heating, water or electrical services to other tenant of building. Construction work will be confined to the proposed construction floor. contractor will limit to minimal, the amount of dust, dirt or other such inconveniences created to all other area within the building.

8. Other Requirements: Workers are limited to service stair and cellar access only. Workers are not permitted in tenant elevators.

§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 Notice to occupants. Upon issuance of a permit for work containing a tenant protection plan, the owner shall (i) distribute a notice regarding such plan to each occupied dwelling unit or (ii) 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 designer, and

(3)A statement that occupants of the building may call 311 to make complaints about the work.

*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)

ALBERTO ROMAN

Signature

Date



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