



DEPT OF BLDGS 440503983

Job Number



ES046176087

Scan Code

IPP1: 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.

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Scan Code

ESHS5015783

1 Location Information *Required for all applications.*

House No(s) 42-22

Street Name Ketcham Street

Number of apartments to remain occupied 065

Borough Queens

Block 5108

Lot 11

BIN 4037276

CB No. 404

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.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

- 1) Egress: Construction work will not block hallways or means of egress for tenants of the building.
- 2) Fire Safety: Fire extinguishers shall be available and accessible within construction work area.
- 3) Health Requirements: Construction work shall be confined to the construction work area designated on the plans, and shall not create dust, dirt, or other undo nuisances to other residents in the building.
- 4) Compliance with Housing Standards: Construction contractor shall be accountable for compliance with applicable provisions of New York City Housing Maintenance Code and New York State Multiple Dwelling Law during construction. Any necessary interruption of building services such as heat, water, electrical to other tenants will be coordinated with the building management and superintendent.
- 5) Structural Safety: The scope of the construction work does not affect structural building elements that may require specific structural safety measures, unless the construction contractor shall otherwise immediately inform the Architect that structural safety measures are required.
- 6) Noise Restrictions: Construction work shall be confined to the construction work area designated on the plans, and shall not create sounds that will may disturb or otherwise be a nuisance to other residents in the building.
- 7) Other Requirements: Construction work shall be confined to the normal working hours 8AM to 5PM Monday through Friday and not on governmentally recognized holidays.

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)

Arthur S. Harris, Architect

Signature

Date

8/23/18



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