



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.

Orient and affix BIS
job number label here



1	Location Information Required for all applications.				
	House No(s) 88-14	Street Name 181st Street		Number of apartments to remain occupied	
	Borough Queens	Block 9916	Lot 39	BIN 4212382	CB No. 412

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:				
	Egress - Clarify how adequate egress will be maintained during construction. Fire Safety - Identify safety measures to maintain fire safety of occupied dwelling during construction. Health requirements - Specify methods to be used for control of dust, disposal of construction debris, noise control, maintenance of sanitary facilities during construction. 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. Compliance with housing standards - Demonstrate compliance with NYC housing maintenance code and NYS multiple dwelling law during construction. Structural safety - Identify specific measures to maintain structural stability during construction. Noise restrictions - Identify measures to comply with NYC Noise control code during construction. 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. Other requirements - Any additional requirements to assure tenant safety during construction.				

Complete all sections that apply below.

- EGRESS.** AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS 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. ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAN AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, ETC.
- 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.
- HEALTH REQUIREMENTS.** SPECIFICATION OF METHODS TO BE 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. DUST CONTROL: DEBRIS, DIRT DUST TO BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA; AND BE CLEANED UP AND CLEARED FROM THE BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION. CONSTRUCTION WORK WILL BE CONFINED TO THE PROPOSED CONSTRUCTION FLOOR. CONTRACTOR WILL LIMIT TO THE MINIMAL AMOUNT OF DUST OR OTHER SUCH INCONVENIENCE CREATED TO ALL OTHER AREAS OF THE BUILDING.
- 3.1 INSTALLATION IS COMPLIANT WITH ALL NEW YORK CITY LEAD AND ASBESTOS INSPECTION REQUIREMENTS AS PERFORMED BY WALID ABDULLA P.E, PARKER WEST ENGINEERING PLLC 1425 PARKER ST. BRONX, N.Y. 10462 N.Y.C. D.E.P. LIC. NO. 142213, N.Y.S LIC. NO. 88610**
- 4. COMPLIANCE WITH HOUSING STANDARDS.** 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.** NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

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 LIMITATIONS SHALL BE STATED. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS 9AM TO 5PM, MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS

7. THERE WILL BE NO INTERRUPTION OF ANY ESSENTIAL SERVICES THROUGHOUT THE COURSE OF THE WORK AT THE EXISTING HOME. ALL ASPECTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE SHALL BE FOLLOWED THROUGHOUT THE COURSE OF THE WORK. IN THE UNLIKELY EVENT A SERVICE INTERRUPTION IS NECESSARY THE OWNER WILL BE NOTIFIED IN ADVANCE TO THE EXTENT POSSIBLE OF THE TIME AND THE DURATION OF SUCH INTERRUPTION AND ALL MEANS NECESSARY TO MINIMIZE THE DISRUPTION SHALL BE EMPLOYED. ALL SERVICES AND SYSTEMS SHALL BE MAINTAINED AND OPERATING THROUGHOUT THE BUILDING THROUGHOUT THE WORK IN ACCORDANCE WITH THE NEW YORK CITY HOUSING MAINTENANCE CODE REQUIREMENTS.

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)	
Daniel Dunzik	10/30/18
Signature	Date
	
P.E. / R.A. Seal (apply seal, then sign and date over seal)	