



Job Number



ES202799396

Scan Code

TPP: 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) 88-10 Street Name 178 STREET Number of apartments to remain occupied 137
Borough QUEENS Block 9833 Lot 35 BIN 4210382 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.

1. **EGRESS**: THE CONTRACTOR SHALL NOT OBSTRUCT THE TENANTS MEANS OF EGRESS DURING THE INSTALLATION OR DEMOLITION OF EQUIPMENT. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER. CONSTRUCTION OPERATIONS WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS AND ALL MATERIALS AND TOOLS WILL BE STORED IN SUCH A WAY AS TO NOT BLOCK THE TENANTS MEANS OF EGRESS.

2. **FIRE SAFETY**: THE FIRE RATING INTEGRITY OF THE BOILER ROOM SHALL NOT BE ALTERED BY THE CONTRACTOR. ALL REQUIRED SAFETY CONTROLS SHALL BE PROVIDED ON THE NEW EQUIPMENT AND SHALL BE IN OPERATION WHEN THE EQUIPMENT IS OPERATED. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS SHALL BE STRICTLY OBSERVED.

ALL MATERIALS STORED IN THE CONSTRUCTION AREA SHALL BE SECURED IN A LOCKED AREA WITH ACCESS CONTROLLED BY THE OWNER AND THE CONTRACTOR. SUCH MATERIALS SHALL BE STORED IN A NEAT AND ORDERLY MANNER.

ALL FLAMABLE MATERIALS SHALL BE KEPT TIGHTLY SEALED IN THEIR ORIGINAL CONTAINERS AND KEPT AWAY FROM ANY HEAT SOURCE.

ALL FLAMMABLE MATERIALS SHALL BE STORED IN ADEQUATELY VENTED SPACES.

CONTRACTOR SHALL VERIFY AT ALL TIMES THAT THERE IS NO GAS LEAKAGE IN THE BUILDING.

3. **HEALTH REQUIREMENTS**: THE CONTRACTOR SHALL PROVIDE A CLOSURE BETWEEN THE CONSTRUCTION AREA AND THE TENANTS OCCUPIED AREAS TO PROTECT THE TENANTS FROM DUST AND DEBRIS ANNOYANCE. SANITARY FACILITIES SHALL BE MAINTAINED AT ALL TIMES.

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

NOISE LEVELS SHALL BE LIMITED TO AN ACCEPTABLE LEVEL .
 ALL DEBRIS , DIRT AND DUST SHALL BE REMOVED DAILY SO AS TO AVOID EXCESSIVE ACCUMULATION
 SHOULD AN ASBESTOS OR LEAD CONDITION BE ENCOUNTERED DURING THE COURSE OF THE WORK ,
 ALL WORK THAT WILL INVOLVE THE DISTURBANCE OF THE ASBESTOS OR THE LEAD SHALL CEASE
 UNTIL THESE ITEMS ARE REMOVED WITH OSHA , NYC ASBESTOS RULES AND NY DOL CODE RULE 56 .
 4 . COMPLIANCE WITH HOUSING STANDARDS : ALL REQUIREMENTS OF THE NYC HOUSING
 MAINTENANCE CODE AND THE NYS MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED .
 5 . STRUTURAL SAFETY : THE CONTRACTOR SHALL NOT ALTER ANY PORTION OF THE BUILDINGS
 STRUCTURAL INTEGRITY WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF BUILDINGS .
 NO STRUCTURAL WORK SHALL BE DONE THAT WILL ENDANGER THE BUILDINGS OCCUPANTS .
 6 . NOISE RESTRICTIONS : NOISE SHALL BE LIMITED TO ACCEPTABLE LEVLES COMPLYING WITH THE
 NYC NOISE CONTROL CODE .
 CONSTRUCTION MAY OCCUR BETWEEN 7:00 AM AND 6:00 PM ON WEEKDAYS . SHOULD IT BECOME
 NECESSARY TO WORK IN THE BOILER ROOM AFTER THESE HOURS , THE CONTRACTOR SHALL LIMIT
 OPERATIONS TO THOSE NOT CREATING OBJECTIONABLE NOISE IN THE TENANTS OCCUPIED AREAS
 EMERGENCY WORK NECESSARY FOR PUBLIC SAFETY MAY OCCUR AFTER HOURS OR ON WEEKENDS
 7 . MAINTAINING ESSENTIAL SERVICES : THE CONTRACTOR SHALL KEEP DISRUPTIONS TO ESSENTIAL
 SERVICES SUCH AS HEAT AND HOT AND COLD WATER TO A MINIMUM DURING THE DURATION OF THIS
 PROJECT . IF LENGTHY DISRUPTIONS ARE ANTICIPATED , THE CONTRACTOR SHALL PROVIDE THESE
 ESSENTIAL SERVICES IN THE FORM OF A TEMPORARY BOILER OR A TEMPORARY HOT WATER HEATER
 8 . OTHER REQUIREMENTS : OWNERS ARE REQUIRED TO PROVIDE A COPY OF THE TPP1 TO A TENANT
 UPON REQUEST . OWNERS ARE REQUIRED TO DISTRIBUTE A NOTICE ABOUT THE TPP TO EACH
 OCCUPIED DWELLING OR IN THE LOBBY AND WITHIN 10 FEET OF AN ELEVATOR OR MAIN STAIRWELL .
 THE NOTICE MUST INCLUDE A STATEMENT THAT THE OCCUPANTS MAY OBTAIN A COPY OF THE TPP
 FROM THE OWNER OR THE DEPARTMENTS WEBSITE , THE NAME AND CONTACT INFORMATION OF
 THE OWNER OR HIS DESIGNEE , THAT COMPLAINTS CAN BE MADE TO 311 REGARDING THE WORK .
 OWNERS ARE REQUIRED TO NOTIFY THE DEPARTMENT 72 HOURS BEFORE BEGINNING WORK IN A
 BUILDING WITH A TPP .
 IT SHALL BE THE CONTRACTOR'S AND OWNER'S RESPONSIBILITY TO CONFIRM THAT THE
 REQUIREMENTS SET FORTH IN THIS TPP1 ARE ADHERED TO .

THE ENGINEER SHALL BEAR NO RESPONSIBILITY FOR COMPLIANCE WITH THE TPP1 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.

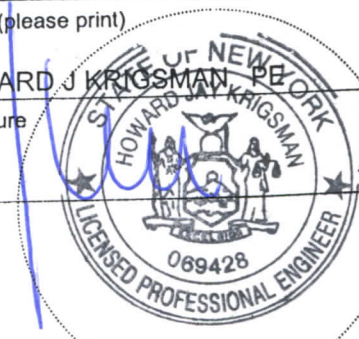
Name (please print)

HOWARD J KRIGSMAN

Signature

Date

5/8/19



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