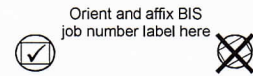




TPP1: Tenant Protection Plan

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	Location Information Required for all applications.
House No(s) 87-14	Street Name 129TH STREET
Borough QUEENS	Block 9335 Lot 18
Number of apartments to remain occupied 041	BIN 4196186 CB No. 409

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:
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- 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:

TWO POINTS OF EGRESS FROM THE BUILDING FOR TENANTS AND WORKERS SHALL BE MAINTAINED AT ALL TIMES. CORRIDORS, PASSAGEWAYS LEADING TO THE STAIRWAYS SHALL NOT BE OBSTRUCTED. THEY WILL BE ILLUMINATED AT ALL TIMES TO PROVIDE EGRESS FROM THE BUILDING. TEMPORARY PASSAGEWAYS SHALL BE PROPERLY LABELED WITH EGRESS SIGNAGE AND NOTICE SHALL BE MADE TO OCCUPANTS OF ALTERATIONS. ALL POINT OF EGRESS SHALL BE PROPERLY LABELED.

2. FIRE SAFETY :

BUILDINGS, STRUCTURES, PREMISES AND FACILITIES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH THE FIRE SAFETY MEASURES SET FORTH IN CHAPTER 14 OF THE NEW YORK CITY FIRE CODE, NFPA 241 AND ANY OTHER APPLICABLE CITY, STATE OR FEDERAL FIRE CODE.

3. HEALTH REQUIREMENTS:

a. **DUST MITIGATION:** ALL TENANT AREAS SHALL BE ISOLATED FROM WORK AREAS PARTITIONS THAT PRECLUDE DUST, HEALTH HAZARDS AND NOISE FROM ENTERING TENANT SPACES. PEST CONTROL, RODENT CONTROL INSIDE OCCUPIED BUILDINGS SHALL BE ACCOMPLISHED WITH TRAPPING DEVICES

3.1. **LEAD AND ASBESTOS-** THE PREMISES ARE IN COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS. AS PER SUBMITTED ACP5, THE PORTION OF PREMISES AFFECTED BY THE WORK IS FREE OF ASBESTOS CONTAINING MATERIAL(ACM)

4. COMPLIANCE WITH HOUSING STANDARDS:

BUILDING SHALL COMPLY WITH THE FOLLOWINGS SECTIONS RECEPTACLES FOR WASTE MATERIAL, SEC. D.26-14.03., COLLECTION OF SAME, SEC. D.26-14.05, 4. DRAINAGE OF ROOFS AND COURTYARDS, D.26-16.03, 4. DRAINAGE OF ROOFS AND COURTYARDS, D.26-16.03, 5. CENTRAL HEATING, D.26-17.01, SUPPLY OF HOT WATER, D.26-17.07, LIGHTING PUBLIC HALLS, MAIL SERVICE, D.26-21.0, FLOOR SIGNS TO INDICATE FLOORS, D.26.03, STREET NUMBERS, D.26-21.05, 11., JANITORIAL SERVICES, D.26-22.03, 12. ROOM SIZES, D.26-33.01, REGISTRATION TIME TO FILE, D.26-41.1,

Continue on next page, if necessary.

2 Tenant Protection Plan (Continued)

5. STRUCTURAL SAFETY:

TEMPORARY WOOD POST SHALL BE PLACED DURING DEMOLITION AND WHILE NEW STRUCTURAL SUPPORTS ARE INSTALLED

6. NOISE RESTRICTIONS:

ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH NYC LOCAL LAW 113 OF 2005. A NOISE MITIGATION PLAN WILL BE AVAILABLE FOR REVIEW AT THE PROJECT FIELD OFFICE AT ALL TIME. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8 A.M. TO 5 P.M. MONDAY TO FRIDAY, EXCEPT LEGAL HOLIDAYS.

7. MAINTAINING ESSENTIAL SERVICES:

UNDER LOCAL LAW 47 OF 2015, THE OWNER OF A MULTIPLE DWELLING MUST POST A NOTICE PRIOR TO MAKING REPAIRS, OR PERFORMING OTHER WORK, THAT WILL CAUSE AN INTERRUPTION OF ANY HEAT, HOT WATER, COLD WATER, GAS OR ELECTRICITY SERVICE EXPECTED TO LAST FOR LEAST TWENTY-FOUR HOURS BEFORE THE INTERRUPTION OF SUCH IS EXPECTED TO COMMENCE AND, MUST REMAIN POSTED UNTIL SUCH INTERRUPTIONS ENDS. THE NOTICE MUST BE POSTED IN ENGLISH AND IN SPANISH AND MUST BE UPDATED AS NEEDED.

8. OTHER REQUIREMENTS:

OSHA NOTES: AS PER OSHA 1926.34, BUILDINGS OR STRUCTURE EXITS SHALL BE SO ARRANGED AND MAINTAINED AS TO PROVIDE FREE AND UNOBSTRUCTED EGRESS FROM ALL PARTS OF THE BUILDING OR STRUCTURE AT ALL TIMES WHEN IT IS OCCUPIED. EXITS SHALL BE MARKED BY READILY VISIBLE SIGN. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE SIGN IN ALL CASES WHERE THE EXIT OR WAY TO REACH IT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANT. MEANS OF EGRESS SHALL BE CONTINUALLY MAINTAINED FREE OF ALL OBSTRUCTION OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY.

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)	
WINSTON RAFAEL GARCIA	
Signature	Date
	02-06-2020
	
P.E. / R.A. Seal (apply seal, then sign and date over seal)	