



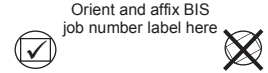
Job Number



ES461845126

Scan Code

Required if dwelling units will be occupied during construction. Owner must notify the Department at least 72 hours before commencing work in connection with the Tenant Protection Plan.



BIS JOB #: 440681335

1 LOCATION INFORMATION

House No(s) 113-26 Street Name 204 STREET Number of dwelling units to remain occupied during construction: 1

Specific unit/apartment numbers to remain occupied:
1

Borough QUEENS Block 10998 Lot 35 BIN 4235965 CB No. 412

2 TENANT PROTECTION PLAN

Required for all applications with occupied dwelling units (AC 28-120.1). 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 Tenant Protection Plan must be site specific. The elements of the Tenant Protection Plan may vary depending on the nature and scope of the work but at a minimum, must comply with all applicable laws and regulations, including the NYC Construction Codes, the NYC Housing Maintenance Code, the NYC Noise Control Code, and the NYC Health Code, and 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 specific means and methods to be used for the limitation of noise to acceptable levels in accordance with the NYC Noise Control Code.
- 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. Notification of the disruption must be given to all affected occupants of occupied dwelling units.
- Other requirements** – Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

- EGRESS. ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAN AND FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS, ETC. ALL ENTRANCE DOORS AND LIGHTS IN PUBLIC HALLWAYS WILL BE KEPT IN WORKING ORDER TO ENSURE PROPER EGRESS IN CASE OF AN EMERGENCY.
- FIRE SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FIRE SAFETY TO THE TENANTS IN ACCORDANCE WITH THE FIRE DEPARTMENT AND THE BUILDING DEPARTMENT. 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. ALL DEBRIS WILL BE DISPOSED OFF IN LEGAL AND PROPER MANNER, NO DEBRIS WILL BE LEFT IN THE PUBLIC HALLWAYS. DUST SHALL BE CONTROLLED WITH THE USE OF DROP CLOTHS.
- 3.1 ASBESTOS ABATEMENT AND LEAD COMPLIANCE STATEMENT. ASBESTOS AND LEAD ARE PRESENT AND WILL NOT BE DISTURBED DURING CONSTRUCTION ACTIVITY.
- 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.
- STRUCTURAL SAFETY. IF THERE ARE TO BE ANY STRUCTURAL CHANGES REQUIRED DURING THIS ALTERATION OR BUILDING, A WRITTEN NOTIFICATION WILL BE SENT TO THE ENGINEER TO EXAMINE FOR ANY RISK OF ACCIDENTS WHICH MAY OCCUR DURING CONSTRUCTION.
- NOISE RESTRICTION. 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 8AM TO 5PM, MONDAYS THROUGH SATURDAYS, EXCEPT LEGAL HOLIDAYS.
- MAINTAINING ESSENTIAL SERVICES: IF ANY SERVICES SUCH AS HOT WATER AND COLD WATER, HEAT, GAS AND ELECTRICITY OR OTHER UTILITY SERVICES BE SHUT OFF FOR A PERIOD OF TIME, IT IS THE OWNERS RESPONSIBILITY TO NOTIFY THE TENANTS OF SUCH WORK IN ADVANCE.
- OTHER REQUIREMENTS: TENANT PROTECTION PLAN SHALL BE MADE PUBLICLY AVAILABLE ON THE DEPARTMENT WEBSITE, A PAPER COPY OF WHICH TO BE PROVIDED TO THE TENANT UPON REQUEST. THE NAME OF THE OWNER OF THE BUILDING IS TRACEY SPENCE, THE CONTACT INFORMATION IS 3477766990. OCCUPANTS OF THE BUILDING MAY CALL 311 TO MAKE COMPLAINTS ABOUT THE WORK

If additional space is required, 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 TPP1? ☐ YES ☒ NO
2. If YES, how many pages?

4 OWNER'S STATEMENTS AND SIGNATURE

I hereby certify that I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, 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 the New York City Administrative Code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. 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.

Name (print): **TRACEY SPENCE**

Relationship to Owner: **SELF**

Business Name/Agency: **N/A**

Street Address: **113-26 204 STREET**

City: **QUEENS**

State: **NY**

Zip: **11412**

Telephone Number: **5166412481**

Fax:

Email Address: **SPENCE988@GMAIL.COM**

Signature and Date



5 APPLICANT'S STATEMENTS AND SIGNATURE

I hereby certify that:

If applicable, I have been retained by the general contractor performing the alteration, construction, or partial demolition work.

I have reviewed the information provided herein and, to the best of my knowledge and belief, attest to its accuracy. Falsification of any statement is a misdemeanor under §§28-211.1, 28-201.2.1(2), and 28-203.1(1) of the NYC Administrative Code and is punishable by a fine or imprisonment, 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 the New York City Administrative Code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. 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 hereby state that I have exercised a professional standard of care in certifying that this Tenant Protection Plan is complete and in accordance with applicable laws, including the rules of the Department of Buildings, as of this date. I am aware the Commissioner will rely upon the truth and accuracy of this statement. I have notified the owner that this document has been professionally certified. If an audit or other exam discloses non-compliance, I agree to notify the owner of the remedial measures that must be taken to meet legal requirements. I further realize that any misrepresentation or falsification of facts made knowingly or negligently by me, my agents or employees, or by others with my knowledge, will render me liable for legal and disciplinary action by the Department of Buildings and other appropriate authorities, including termination of participation in the professional certification procedures at the Department of Buildings.

Name (please print)	
KAIJIN LIANG	7/16/2021
Signature	Date
	
P.E./R.A. Seal (apply seal, then sign and date over seal)	