



DEPT OF BLDGS 440735144

Job Number



ES173780768

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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 #: 440735144

1 LOCATION INFORMATION

House No(s) Street Name
58-27 212th St

Number of dwelling units to remain occupied during construction:

Specific unit/apartment numbers to remain occupied:

Borough **Queens**Block **7463**Lot **46**BIN **4160740**CB No. **411**

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:

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 statements 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 specific means and methods to be used for the limitation of noise to acceptable levels in accordance with the NYC Noise Control Code.
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. Notification of the disruption must be given to all affected occupants of occupied dwelling units.
8. **Other requirements** – Any additional requirements to assure tenant safety during construction.

Complete all sections that apply below.

TENANT SAFETY NOTES:

PER § 28-104.8.4 TENANT PROTECTION PLAN, THE ELEMENTS OF THE TENANT PROTECTION PLAN FOR INSTALLATION OF SOLAR PANELS ON EXISTING ROOF ARE AS FOLLOWS:

1. EGRESS

ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS, TOOLS, ETC AT ALL TIMES.

2. FIRE SAFETY

ALL BUILDING MATERIALS WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED AREA. ACCESS TO THE AREA TO BE CONTROLLED BY THE OWNER OR THE GENERAL CONTRACTOR. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINER. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT. ALL FLAMMABLE MATERIALS ARE TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE ARE EXPOSED CONDUITS. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS. CONTRACTOR TO ENSURE THERE IS NO NATURAL GAS LEAKAGE IN THE BUILDING OR ANY FLAMMABLE GAS TO BE USED DURING INSTRUCTION. PROPER FIRE EXTINGUISHERS SHALL BE MAINTAINED ON SITE IN A LOCATION KNOWN AND OBVIOUS TO ALL WORKERS.

3. HEALTH REQUIREMENTS

DEBRIS, DUST AND DIRT TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREA BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROPCLOTHS. DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING SITE PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION. ALL REFUSE AND BULK GARBAGE RESULTING FROM CONSTRUCTION OPERATIONS MUST BE REMOVED FROM THE BUILDING AND PROPERTY THE SAME DAY IT IS CREATED. IT CANNOT BE LEFT IN THE BASEMENT OR CURBSIDE. NO DISTURBANCE OF EXISTING BUILDING MATERIALS IS TO OCCUR BEYOND WHAT IS REQUIRED.

3.1 LEAD AND ASBESTOS: IF REQUIRED BY DEP ASBESTOS RULES, A CERTIFIED ASBESTOS INVESTIGATOR HAS FILED THE REQUIRED ACP5 AND HAS DETAILED THE REQUIRED ABATEMENT MEASURES ON THAT FORM. PENETRATIONS WILL BE MINIMAL, AND ONLY LARGE ENOUGH TO FIT SCREWS, SO AS TO NOT DISTURB MORE THAN 10 SQUARE FEET/25 LINEAR FEET OF ROOFING AND SIDING MATERIALS. IF IT HAS BEEN DETERMINED THAT AREAS THAT WILL BE DISTURBED HAVE THE POTENTIAL TO CONTAIN LEAD-BASED PAINT OR OTHER MATERIALS, AN EPA LEAD SAFE CERTIFIED FIRM WILL BE ENGAGED TO INSPECT AND IDENTIFY ABATEMENT PROCEDURES AS NEEDED.

4. COMPLIANCE WITH HOUSING STANDARDS

THE REQUIREMENTS OF THE NYC MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NYS MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.

5. STRUCTURAL SAFETY

NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS. THE EXTENT OF THE WORK FOR THIS PROJECT IS THE INSTALLATION OF AN EXTERIOR ROOF MOUNTED SOLAR PHOTOVOLTAIC SYSTEM. NO OTHER STRUCTURAL WORK OR MODIFICATION IS TO BE PERFORMED. ANY ISSUES WHICH ARISE DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. ALL CONSTRUCTION MATERIALS, WHEN BROUGHT TO THE ROOF, SHALL IMMEDIATELY BE SPREAD EVENLY OVER THE ROOF SURFACE SO AS TO AVOID ANY LOCALIZED LOADING TO THE ROOF STRUCTURE.

6. NOISE RESTRICTIONS

CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 7:00AM TO 6:00PM, MONDAY TO FRIDAY, EXCEPT LEGAL HOLIDAYS. NO WORK IS TO BE PERFORMED ON SATURDAYS OR SUNDAYS. WORK WHICH WILL PRODUCE UNUSUAL NOISE, WHICH MAY BE DISTURBING TO OTHER OCCUPANTS SHALL NOT COMMENCE BEFORE 10:00AM.

7. MAINTAINING ESSENTIAL SERVICES

CONTRACTOR SHALL MAKE ALL APPROPRIATE ARRANGEMENTS WITH THE CLIENT'S AGENT AT LEAST ONE WEEK IN ADVANCE IF ANY OF THE PROPOSED CHANGES WILL AFFECT GAS, VENTILATION, PLUMBING, OR HEATING LINES WHEN SUCH ALTERATION REQUIRES SHUTTING OR DRAINING OF COMMON RISERS.

8. OTHER REQUIREMENTS:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NYC DEPARTMENT OF BUILDINGS AND ANY OTHER AUTHORITIES HAVING JURISDICTION. ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS (INCLUDING PLUMBING AND ELECTRICAL WORK). ALL CONSULTANTS TO CONFIRM LOCATIONS AND ROUTING OF ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, AUDIO/VISUAL COMPONENTS WITH CONTRACTOR AND THE PE/RA. • COPY OF THIS PROTECTION PLAN SHALL BE MADE AVAILABLE TO THE PUBLIC. COPY OF THIS PROTECTION PLAN SHALL BE MADE AVAILABLE TO OCCUPANTS UPON REQUEST. • NOTICE TO OCCUPANTS: 1) OCCUPANTS OF THE BUILDING MAY OBTAIN A PAPER COPY OF SUCH PLAN FROM THE OWNER AND MAY ACCESS SUCH PLAN ON THE DEPARTMENT WEBSITE; 2) THE NAME AND CONTACT INFORMATION FOR THE SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION OR THE NAME AND CONTACT INFORMATION OF THE OWNER OF THE BUILDING OR SUCH OWNER'S DESIGNEE. 3) OCCUPANTS OF THE BUILDING MAY CALL 311 TO MAKE COMPLAINTS ABOUT THE WORK.

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): **Edison Chan**

Relationship to Owner:

Business Name/Agency:

Street Address: **58-27 212th St**

City: **Queens**

State: **NY**

Zip: **11364**

Telephone Number: **(917) 257-1969**

Fax:

Email Address: **dison2kid@live.com**

Signature and Date **►edison chan** **7/11/2022**

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)

Chun Feng

Signature

Date

7/11/2022

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

