



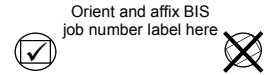
Job Number



ES475801171

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 #: _____

1 LOCATION INFORMATION

House No(s) 51 Street Name PLATTSBURG STREET Number of dwelling units to remain occupied during construction: 2

Specific unit/apartment numbers to remain occupied:
2

Borough STATEN ISLAND Block 3299 Lot 48 BIN 5142152 CB No. 502

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** - During the construction specified in the referenced alteration or building notice, all means of egress from the building will be free of any obstruction such as building material, debris, etc. All means of egress from building shall not be blocked by any obstructions to ensure evacuation in case of emergency.
- Fire Safety** - The contractor shall be responsible for providing adequate fire safety to the tenants in accordance with fire department and the building department. All flammable materials are used and stored in 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, ensuring there isn't any leaks of natural gas in the building or any flammable gas used in construction, proper fire extinguishers shall be maintained on site in a location known and obvious to all workers.
- Health Requirements** - All debris will be disposed of in a legal and proper manner, no debris will be left in the public hallways. Dust shall be controlled with the use of drop cloths. The work of this application complies with all application laws relating to lead and asbestos. Showing compliance with applicable provisions of law relating to lead and asbestos. NYC DEP asbestos assessment ACP5 report was done and results shown on separate ACP5. Also showing compliance with Local Law 1 of 2004 where using safe lead work practices and workers who are trained in lead safe work practices when removing lead paint hazards or doing repair work that disturb lead paint in accordance with the local law.
- Compliance with Housing Standards** - The agent of owner for the referenced premises, hereby states that they will maintain all serviced to the referenced building. If any services such as hot or cold water be shut off of a period of time, it is the owner's responsibility to notify the tenants of such work in advance.
- Structural Safety** - If any structural changes need to be done to the building after further site analysis, it shall be communicated to the architect in written form. No structural work shall endanger any of the occupants at any time.
- Noise Restrictions** - Construction hours will be during normal business hours. There will be no construction work during the evening hours.
- Maintaining Essential Services / Other Requirements** - If electrical, water, or heating services need to be shut off for a period of time it is the owner's responsibility to inform all tenants in advance. If any damage to surrounding properties shall be repaired to original conditions. All entrances doors and lights in public hallways will be kept in working order to ensure proper egress in case of an emergency.

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): **Elizabeth Volk**

Relationship to Owner: **OWNER**

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

Street Address: **51 PLATTSBURG STREET**

City: **STATEN ISLAND**

State: **NY**

Zip: **10304**

Telephone Number: **(646) 643-2710**

Fax:

Email Address: **PERMITTING@VENTURESOLAR.COM**

Signature and Date  **Elizabeth Volk**

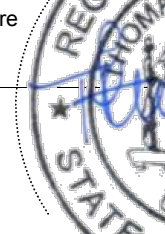
April 7, 2022

5 APPLICANT'S STATEMENTS AND SIGNATURE

I hereby certify that:

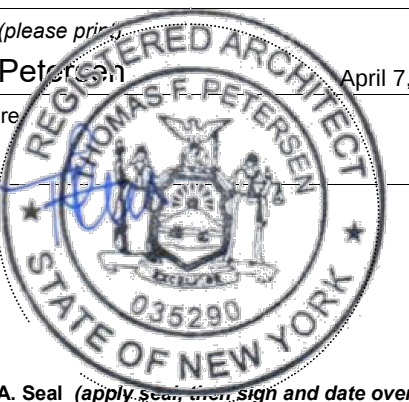
If applicable, I have been retained by the general contractor performing the alteration, construction, or partial demolition work.

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.

Name (please print) Tom Petersen	April 7, 2022
Signature 	Date
	
P.E./R.A. Seal (apply seal, then sign and date over seal)	

6 PROFESSIONAL CERTIFICATION STATEMENT AND SIGNATURE

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) Tom Petersen	April 7, 2022
Signature 	Date
	
P.E./R.A. Seal (apply seal, then sign and date over seal)	