SERVICE UPDATE

Tenant Protection Plan: Revised TPP1 Form

Beginning June 22, 2020, both the applicant and the property owner will be required to sign the paper TPP1 form submitted in the Buildings Information System (BIS). In addition, the applicant and owner will be required to:

- Identify the specific unit/apartment numbers that will remain occupied during construction (see Local Law 118 of 2019)
- Identify specific means and methods to be used for the limitation of noise to acceptable levels in accordance with the NYC Noise Control Code (see Local Law 106 of 2019).

In addition, the title sheet or first sheet immediately after the title sheet of the construction documents for alteration, construction, or partial demolition work in a building containing one or more occupied dwelling(s) must contain a statement that a Tenant Protection Plan will be submitted in accordance with the requirements of Article 120 of Title 28 of the Administrative Code prior to the issuance of a permit (see Local Law 106 of 2019).

Revised TPP1 Form

The new TPP1 form (Rev. 5/20) will be released on June 22, 2020. The new form will have the following highlighted additions:

1. **LOCATION INFORMATION** (required for all applications)

   - **House No.**: Street Name:
   - **Number of dwelling units to remain occupied during construction**: Specific unit/apartment numbers to remain occupied:
   - **Borough Block Lot BIN CENo.**:

2. **RENEWED TPP PLAN**

   Required for all applications with occupied dwelling units (NYC 20-1201). 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, the NYC Health Code, and shall also be detailed and specific provisions for:

   1. **Egress - Indicate how adequate egress will be maintained during construction.**
   2. **Fire Safety - Identify safety measures to maintain the 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.**
   4. **Building Materials - 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.**
   5. **Compliance with Housing Standards - Demonstrate compliance with NYC housing maintenance code and NYS multiple dwelling building code during construction.**
   6. **Structural Safety - Identify specific means to maintain structural stability during construction.**
   7. **Noise - Indicate specific means and methods to be used for the limitation of noise to acceptable levels in accordance with the NYC Noise Control Code.**
   8. **Maintenance of 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, specifying the disruption of any such services 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.**
   9. **Other Requirements - Any additional requirements to assure tenant safety during construction.**
The current TPP1 (Rev. 12/17) will be accepted through June 21, 2020. Effective June 22, 2020, the new **TPP1 (Rev. 5/20)** will be the **only** version accepted.

**POST UNTIL: September 30, 2020**