



March 1, 2023

To: All Residents of 2181 & 2189 Pitkin Avenues Brooklyn, NY 11207  
Re: Constructoin Update  
Date: March 1<sup>st</sup>, 2023

Please be advised that the enclosed Tenant Protection Plan was submitted and approved by New York City's Department of Buildings (DOB). Beginning the week of March 6<sup>th</sup>, 2023 exterior construction will begin on your building. The construction will be limited to the exterior of the building including the parapets and roof.

If you have any questions please don't hesitate to reach out to management at (646) 276-2196 – or [Info@boulevardtogether.com](mailto:Info@boulevardtogether.com). We apologize for any inconvenience this may cause and we look forward to serving you and providing a safe and enjoyable community for you to call home.

## **BOULEVARD TOGETHER**

### **Fiorentino Plaza Apartments**

#### **TPP measures for NYC-Dob submission Feb-2023**

##### **1. Occupied units**

Apartments which are subject to renovation will not be occupied for all work done under this application, **except units 2181-1B, 3B, 3C, & 3D & 2189-1A, 1C, 1D, 2C, 2D, & 3C** . The work will be organized in three stages, requiring temporary relocation of tenants during construction. Residents will be notified when a temporary relocation unit will be provided for them at least two weeks before renovation starts in their units.

##### **2. Egress**

Every required exit, way of approach there to, and way of travel from the exit into the street shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency. Every fire detection and alarm system, exit lighting, fire door, and other item or equipment, where provided, shall be continuously in proper operating condition.

##### **3. Fire Safety**

Contractor shall establish the development and maintenance of an effective fire protection and prevention program at the job site throughout all phases of the construction, repair, alteration, or demolition work. Fire extinguishing equipment shall be made available within the proximity to storage of combustible materials, liquids or flammable items and in the paths of egress. Employees required to handle or use flammable liquids, gases, or toxic materials shall be instructed in the safe handling and use of these materials and made aware of the specific requirements contained in Subparts D, F of the OSHA regulations.

Areas of construction that are powered by permanent or temporary electrical service shall be provide with power shut-off methods of control in case of emergency, and proper signage is to be used for these items.

All required ratings will be maintained during construction and no temporary fire walls will be required. The excessive accumulation of combustible trash, rubbish, or waste materials shall be kept to a minimum. Combustible debris and scraps shall be removed from buildings at regular intervals during the course of construction, placed in proper receptacles and removed from the job site as often as possible. Safe means shall be provided to facilitate such removal. Containers shall be provided for the collection and separation of waste, trash, oily and used rags, and other refuse. Containers used for garbage and other oily, flammable, or hazardous wastes, such as caustics, acids, harmful dusts, etc. shall be equipped with covers. It will be the responsibility of the job superintendent to see that trash accumulation is kept to a minimum and removed as needed. Trash or trash receptacles shall not block fire lanes or access easements.

##### **4. Health Requirement and Dust and Debris**

Health Requirements specified in the 2014 code will be complied with. Dust and debris shall be minimized by use of shop vacuums and prompt debris removal. Debris will be discarded promptly at the end of the day and the corridor shall be kept clean during construction.

Form and scrap lumber with protruding nails, and all other debris, shall be kept cleared from work areas, passageways, and stairs, in and around buildings or other structures. In exterior environments, provide misting water sprays sufficient to reduce airborne dusting from demolition work.

## **5. Lead and Asbestos**

Any required Lead and Asbestos Encapsulation or abatement procedures shall be performed in strict compliance with current Federal, State and City environmental Building codes. This includes securing all required permits, certifications, and Licenses.

Prior to commencement of the work, Contractors shall carefully examine the areas where work is proposed, as well as adjacent areas to be fully familiarized with conditions and requirements. Clean-up of the work shall include High Efficiency Particulate Air (HEPA) vacuuming and wet cleaning of surfaces.

## **6. Compliance with Housing Standards**

All work shall comply with New York City Housing Maintenance Code and the New York state Multiple Dwelling law

## **7. Structural Safety**

Structural modifications in non-occupied areas which are intended during construction need to comply with bracing, shoring and other safety measures oriented to maintain the stability and integrity of the buildings.

## **8. Noise Restrictions**

Noise Levels shall comply with all applicable aspects of Noise Control Code. Unless permitted by DOB, work shall be limited to the hours 9am to 6pm on workdays only in which construction work may be undertaken, as required by the NYC Noise control or as limited by the NYC Department of Buildings. Unless specifically permitted by DOB, no work shall be done on weekends.

Noise mitigation plan:

- a) Placement of equipment producing noise shall be as far as possible from neighbors & workers.
- b) All equipment shall receive new mufflers and shall be maintained properly. Shut down of equipment when not in use is mandatory. Saw blades to have built-in vibration dampening and maximum number of gullets.
- c) Workers shall be provided with PPE to reduce noise exposure and shall use earplugs if levels of noise reach 85dB or more.

## **9. Essential Services**

No essential services besides temporary lighting are to be kept after hours. Replacement of shutoff valves for sinks, radiators, showers, or appliances shall be done by qualified and licensed contractors. No leaks or malfunctioning of fixtures which can damage the buildings shall be allowed to continue during process of construction or off hours.

## **10. Other requirements**

Protection sheds shall be installed in construction areas where masonry work is scheduled or where falling debris can occur. Temporary sheds and /or scaffolding shall be maintained throughout the entire duration of the work and shall be provided with adequate temporary lighting that will keep the circulation spaces safe on an ongoing basis.