



DEPARTMENT OF BUILDINGS

Directive #1/1984

EXECUTIVE OFFICES
120 WALL STREET, NEW YORK, N.Y. 10005

ROBERT ESNARD, R.A. Commissioner

CAROL FELSTEIN
Deputy Commissioner

Date: January 6, 1984
To: Borough Superintendents
From: Carol Felstein *CF*
Re: Tenant Safety Plan

The question of defining the necessary elements of a tenant safety plan has arisen in regard to two recent directives, i.e. implementation of Local Law 19 of 1983 regarding permits for conversion of SRO facilities (directive of August 10) as well as a directive of July 28 regarding rehabilitation of occupied buildings and arson-prone buildings. At a minimum, the tenant safety plan must make provisions for:

1. Egress

At all times in the course of construction provision is made for adequate egress, as required by the Code. Required egress must not be obstructed at any time.

2. Fire Safety

All necessary laws and controls as well as any additional safety measures necessitated by the construction shall be strictly observed.

3. Health Requirements

Provision for control of dust, disposal of construction debris, pest control and maintenance of sanitary facilities, and limitation of noise to acceptable levels shall be included.

4. Services

Continuation of essential services as required by the New York City Building Code and Housing Code and the State Multiple Dwelling Law.

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5. Structural Stabiity

No work to be done where there might be any danger to occupants due to structural work.

6. Controlled Inspection

Everything should be under controlled inspection.

7. Plans

Plans submitted by the applicant shall show compliance with the above items during construction. Details such as temporary Fire-Rated Assemblies and Opening Protectives shall be included.

The applicant must provide a notarized statement that the above conditions will be met.

CF:mk

cc: Executive Staff

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