



Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County

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Mayor Announces Plans to Locate Police Precinct, DNA Crime Lab with MTA Facilities at Former Peterbilt Plant Site in Madison

Peterbilt Property to be Purchased with Combined Capital Funds from Metro, MTA



Owners of flood-damaged single family residential properties may be able to receive their flood repair permits online, with no visit to the Codes department required.

[Apply for Single Family Residential Flood Repair Permits](#)

Mayor Announces Plans to Locate Police Precinct, DNA Crime Lab with MTA Facilities at Former Peterbilt Plant Site in Madison

Peterbilt Property to be Purchased with Combined Capital Funds from Metro, MTA



Mayor Karl Dean speaks to the press about Metro's planned use of the former Peterbilt truck manufacturing plant in Madison. Looking on are interim Police Chief Steve Anderson and Paul Ballard, Chief Executive Officer of MTA and Councilmen Jim Forkum and Rip Ryman.

Mayor Karl Dean announced plans to locate a new police precinct and DNA crime lab at the former Peterbilt trucks manufacturing facility in Madison alongside the Nashville Metropolitan Transit Authority's administrative and heavy maintenance operations. Mayor Dean made the announcement during a press conference at the site on September 14th.

The mayor was joined by Interim Police Chief Steve Anderson and Paul Ballard, Chief Executive Officer of MTA, for a media tour of the Peterbilt site.

Funds for the project were included in the capital spending plan, which Mayor Dean filed with the Metro Council on Friday. Under the planned partnership, Metro Government would contribute \$6.5 million to the \$16 million purchase price of the 66-acre property with MTA covering the balance. In addition, \$9.5 million was allocated in the capital spending plan for the build out of the police facilities, which will also include space for the Special Operations Division and, ultimately, the Records Division.

"To achieve efficiency and best-serve the public, I believe we should break down the silos of individual government departments and look for ways to partner," Dean said. "This project is an example of different government departments working together to take advantage of a unique opportunity that will not only improve public services, but allow for the redevelopment of what would otherwise be a vacant, industrial property near a residential area."

The new Madison Precinct is one of two new police precincts funded in the capital spending plan; the other will be located in South Nashville. The DNA crime lab was originally slated to be combined with the West Precinct's new location at 5500 Charlotte Pike.

Establishing the crime laboratory at the Peterbilt site instead will (1) provide for expanded officer work areas and community space at the West Precinct; (2) better protect the Richland Creek Watershed by reducing the number of required parking spaces at the West Precinct, thus minimizing the number of vehicles on the

property's rear parking lot near Richland Creek; and (3) allow for a larger crime laboratory that will be closer to the police department's Evidence Storage Facility and the Tennessee Bureau of Investigation's laboratory.

"I am very excited about the opportunity to establish a Madison Precinct at the Peterbilt site, which will significantly enhance and streamline our services to Nashville's citizens, particularly those living north of the Cumberland River," Anderson said. "The Madison Precinct will allow us to shrink existing boundaries, and smaller geographical precincts allow commanders, supervisors and officers to form stronger relationships with neighborhoods."

"While co-locating the crime laboratory with the West Precinct was an excellent concept, the Peterbilt site is actually a much better place in terms of size and location," he said. "We see this property as a win-win for our police department and, most importantly, Nashville's citizens."

MTA first identified the former Peterbilt plant property for its use after experiencing extensive flood damage at its Nestor Street property in May. MTA will relocate its administrative functions as well as heavy maintenance operations to the Peterbilt site. The Nestor Street property would continue to be used for dispatching and staging the majority of its fleet as well as light duty maintenance work. Meaning most bus drivers will continue to report to Nestor to begin their shifts, and some maintenance personnel will remain on site to do light duty mechanical work.

"The Nashville MTA Board and staff are delighted that we have an opportunity to partner with Metro government on the purchase of the Peterbilt property. It is a huge win for our public transit system, the Madison community, and our great city," Ballard said.

The Peterbilt facility would also serve as the new home of the Police Department's Special Operations Division, which is presently dispersed among three facilities. The Traffic and School Crossing Guard components, which are presently housed at Metro Southeast near the airport, and the Hazardous Devices, SWAT and Emergency Contingency components, which are presently housed on Donelson Middle School property, would all move to the Peterbilt site. Aviation and Canine operations will remain on the grounds of the Metro Police Training Academy.

Additionally, the police department's Records Division would ultimately move to the Peterbilt property, which will alleviate parking and traffic issues associated with the existing records operation at police headquarters for both citizens and employees.

Metro Codes Inspection Staff Meet with Music City Center Construction Team

Group met to discuss inspections of Nashville's Largest Municipal Construction Project



Bob Borello, Construction Executive with Bell Clark Construction lead the discussion at an informational meeting with the Inspection Staff from the Department of Codes & Building Safety to discuss the upcoming building and trades inspections of the Music City Center Project.

Division heads, Inspection chiefs and Inspectors from the department of Codes & Building Safety met with senior management of the construction team for the new Music City Center. The purpose of the meeting was to allow key members of the construction team to meet the inspection staff with Metro who would be starting the long series of inspections as the construction of the convention center moves forward.

Bob Borello with Bell Clark Construction chaired the meeting. He and his staff walked the group through the construction timeline to give us a better feel for the size and scope of what will be one of the most complex building project ever undertaken in Nashville.

“This type of meeting is highly beneficial to our staff and the construction team. It facilitates the planning and coordination process and fosters cooperation “ said Manley Biggers, Assistant Director with Metro Codes.

The meeting was especially beneficial for John Tyler, the Plans Examiner who will be reviewing the plans for this project. “Meeting with the construction and design teams of a major project are always beneficial because it improves communication between those involved. For example, if during the plan review process, a code issue occurs, I know who to contact to quickly resolve the issue before any possible major impact to the project. Therefore, knowing who to talk to on a project certainly helps with the permit and construction process.”

Manley added, “The need to stay on schedule is critical in a project of this magnitude. This meeting has set the stage for much tighter coordination of our progress inspections that will occur as the major phases of construction are completed.”

The Department of Codes & Building Safety would like to remind you when you change your clock back to standard time on Sunday, November 7th, to change the battery in your smoke alarm. To save lives and prevent needless injuries, the Department of Codes and Building Safety, and the Nashville Fire Department urge all citizens to adopt the simple lifesaving habit of changing smoke alarm batteries when changing clocks back to standard time each fall.

Changing smoke alarm batteries at least once a year is one of the simplest ways to reduce tragic deaths and injuries. In fact, working smoke alarms cut the chance of dying in a fire nearly in half by providing an early warning and critical extra seconds to escape.

Many people die in home fires because there is not a working smoke detector. The most common cause for a non-working smoke alarm is worn or missing batteries. Additionally, more peo-

ple die in fires in the winter season than any other time of the year, largely due to improper heating devices and practices. The majority of fatalities occur during the hours of 10 p.m. and 6 a.m. when most families are sleeping.

As we near this peak time of the year, it is an important time to plan with your family by following these steps:

- Install and maintain working smoke alarms on every level of our home and near sleeping areas.
- Test them once a month and change the battery at least once a year.
- Plan an escape with your family, planning two ways out of every room, and identify a meeting place outside.
- Once out, never go back in a burning building for any reason; call 911 from a neighbor's home.

Codes Employees Recognized at Metro Employee Service Celebration

Lon "Sonny" West is longest tenured employee

The Metro Employee Service Celebration held on September 28, 2010 recognized Metro employees with over 20 years of service. In today's ceremony, six Codes Department employees were recognized at the event for 30+ years of service to the Metropolitan Government.

Those recognized were:

Office Support Representative, Linda Bush - 30 years
 Compliance Inspector, Jim Cantrell - 30 years
 Property Standards Chief, Jeff Castleberry (30)
 Property Standards Inspector, Bill Earles (30)
 Building Inspector, Sid Hinkle (35)
 Metropolitan Zoning Administrator, Lon F. (Sonny) West - 55 years

Sonny West received a Special Presentation from Mayor Karl Dean recognizing Sonny as the longest tenured employee of the Metropolitan Government. Mr. West is a graduate of the Vanderbilt University School of Law. As the Zoning Administrator, he administers Metro's Zoning Ordinance, supervises the Permits and Zoning Examination sections, and maintains public records for the Codes Department.



Mayor Karl Dean recognized Lon "Sonny" West as being the longest tenured employee in Metro with a special presentation at the Employee Service Celebration. With Sonny and the Mayor is Terry Cobb, Director of Codes & Building Safety.

CODES INSPECTORS RECEIVE NEW HYBRID CARS

New Vehicles Offers Valuable Cost Savings and Help Protect the Environment

In July the Department of Codes and Building Safety replaced 5 conventional gas cars with Toyota Camry Hybrid cars. This is part of the effort by Metro Fleet to start replacing conventional vehicles with hybrids throughout Metro whenever they are feasible for the work being done by those driving the vehicles.

These 5 new cars are just the first hybrids to be permanently assigned to Codes field inspectors doing building, mechanical, electrical, plumbing, urban forestry and zoning inspections. Plans are to continue in the future replacing the older Code vehicles with hybrids. The department will add an additional seven hybrid vehicles to it's fleet this fiscal year. So far the inspectors have been very pleased with the performance and durability of the hybrid cars even when they are driven on rough, construction sites.

Mechanical Inspector Shannon Roberts says of his new Camry, "I have enjoyed my new Camry. I have had a good response in the community from the public. As you can imagine, it is a topic of discussion on job sites. To my surprise, all of the comments are usually positive. I think the hybrids are a win, win for the city and the tax payers, I personally figured my mileage at 35mpg making the hybrid fiscally responsible and environmentally conscience."

Stephan Kivett, our Urban Forester, also drives one of the new hybrids. "I never dreamed that as a government employee, I would be driving a "non-American" made car; albeit "built" in Marysville OH. But the Toyota Camry Hybrid has truly impressed me since it's arrival at the end of June. I look forward to starting the ultra-quiet engine and "sneaking" out of the parking garage each day. The many informational displays keep me interested in the hybrid battery status, the MPG, and the outside temperature. The stereo sounds great and the interior eliminates almost all outside noise."



Two of the five new Toyota Camrey hybrid vehicles assigned to the Codes Department. Stephan Kivett (top) and Shannon Roberts (below) give the new hybrids high marks and welcome the opportunity to use these environmentally friendly vehicles.



Notes on Historic Zoning—UNITING THE NEW AND OLD WITH HOME ADDITIONS

When planning an addition for an historic home there are several key design factors to consider such as location, height, scale and materials, but the most important factor of course is need. Ask yourself what you are trying to accomplish.

Is there simply a need for additional space or a desire for a particular type of space, such as a “sunroom”? Then consider that need against the current constraints of your home to determine the most cost-effective and low impact way of providing for that need. For instance, is there a way to gain the desired space in the attic, maybe with the addition of a rear dormer, or by finishing out the basement?

Maybe there is a rear deck or patio that can be enclosed? Any addition that does not increase the footprint will be more cost effective than an addition that will require additional foundation work.

If the addition needs to increase the footprint, carefully consider its location. Front and side additions or adding additional levels to historic homes, no matter how well they are designed, can have a negative impact on the character of the district and the home. Whenever the lot allows, additions should be planned for the rear of the home.

Successful additions are ones that are subordinate to the historic house. If your house is in a Historic or Conservation Zoning Overlay, one way the Metro Historic Zoning Commission has found to accomplish this is by requiring that rear additions be set in from the sidewalks at least one foot for each story. Additions that are taller than the historic house need to be designed to minimize the impact of the additional height.

Careful consideration of location, height and scale can also assist you with obtaining timely Preservation and Building Permits. The Metro Historic Zoning Commission recently approved the ability of staff to review rear additions that meet the design guidelines, are no wider and no taller than the primary building, and no



This rear addition remains subordinate to the main structure by cutting in from the side walls and being lower in height. The change in materials identifies the addition as a new portion of the home.

deeper than half the width of the existing house. An application of this type would not need to wait for the monthly full Commission review but could receive a Preservation Permit in a day or two, if the application is complete.

Once you have decided on the best location for the addition and have determined the appropriate scale compared to the existing house, you can now concentrate on the fun stuff: design and material choices. The design of an addition is completely up to the individual. Some like additions which mimic the design of the original house and some prefer additions that are completely modern. Either direction can accomplish great design. Likewise, some prefer to use materials which match original materials; however, newer materials such as concrete block foundations and fiber cement siding are also appropriate for additions.

Additions are a great way to fulfill your changing needs while allowing you to stay in the historic neighborhood you love. For additional direction on designing additions, the design guidelines for historic overlays are a great resource, even if your home is not in an overlay.

This article has been provided by the Metro Historic Zoning Commission which provides Preservation Permits for alterations within historic overlays. For more information, visit www.metro.gov/mhc.



Rear dormers are a great way to add usable space without the expense of increasing the home's footprint.

Department Hires New Plumbing Inspector



Director Terry Cobb announced effective Monday, October 4th, Gary Hall was assigned to the Plumbing Inspection Division.

Gary started work as a plumber right after graduating from High School with his father-in-law Jerry Duke with B & B Plumbing Company in Hendersonville, Tennessee.

He has also worked with Duke Plumbing and with David Erwin

Enterprises. However, most of his plumbing experience was with R. V. Murphy Plumbing where he spent 28 years. While there, he was the field supervisor, responsible for employee management, permits and employee training.

In addition to his many years of experience, he is also certified as a plumber and plumbing plans examiner by the Southern Building Code Congress. Gary has held a Master Plumbing license since 1985.

Gary has experience in industrial, commercial, and residential plumbing. He has also worked with medical gas piping and acid wastes piping. Gary describes himself as a “team player” and is excited to be joining the Codes department.

Landlord Registration Renewal Notices To Go Out With Tax Bills in October

It's that time of the year again. Time to register your residential rental property with the Codes Department.

A notice to register is being sent to all registered owners of property in Davidson County. The program requires the owners to submit information about their rental units. The bill requires owners to provide:

- Their full contact information – Name, physical address with contact telephone number (No PO Box)
- The number of units per property (duplex/triplex, etc.)
- Name and contact information for their manager or registered agent who can act on their behalf

This information will be maintained in a database and will only be used in the event there is a codes violation at the property which requires correction. Often times the contact information on file with the tax assessors office lists the property owner's address as

that of the rental unit. That means any notices we send out may not reach the owner in a timely manner and could result in the owner being summoned to environmental court.

The state mandated a registration fee of \$10.00. This fee is to be paid by each landlord/residential property owner.

Each landlord or property owner is required to pay a single fee for all rental property owned in the County. An owner who owns a single duplex or triplex would only have to pay \$10.00 for that property. If more than one property is owned, the fee is still only \$10.00 for that landlord/owner. The fee is paid annually. The registration fee is due by December 31st.

Owners of residential rental property should contact the Property Standards Office to register at 862-6590. The registration fee should be made out to “The Department of Codes and Building Safety”.



Residential Landlord Registration

Tennessee Code Annotated Title 68, Chapter 28-107 requires each landlord of one (1) or more dwelling units to furnish contact information with the agency or department of local government responsible for enforcing building codes in the jurisdiction where the dwelling units are located.

The Department of Codes & Building Safety is the agency responsible for collecting all registration information. This contact information is used in the event the Codes Department has to contact the owner to correct any Codes violation at their rental property. All landlords should register with the Codes Department by December 31, of each year. Registration includes completing the form and remitting an annual fee of \$10. The expanded form can be found on our website along with additional information at:

http://www.nashville.gov/codes/Landlord_Reg_Prog.asp. Note: If you own more than one property, the fee is still \$10.00. Registration fee is paid Annually.

Owners of rental property or their agents should complete the form and mail it with the required \$10.00 to:

**DEPARTMENT OF CODES & BUILDING SAFETY
ATTN: LANDLORD REGISTRATION PROGRAM
P.O. BOX 198300
NASHVILLE, TN 37219-6300**

**DO NOT enclose this payment with your
property tax payment!
QUESTIONS? CALL (615) 862-6590**

Codes Hosts Annual Golf Tournament

The 14th Annual Metro Codes Charity Golf Tournament was held on October 2, 2010 at the Ted Rhodes Golf Course.

This years tournament was the most successful in the events 14 year history. Through the support of 140 sponsors and 128 golfers, \$29,000 is being donated to the Metro Employees Consolidated Charities Campaign (MECCC) for the benefit of Easter Seals Camp program and the Harris-Hillman School.



Department of Codes & Building Safety

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For information regarding accessibility, please contact Manley Biggers at (615) 862-6521 or fax (615) 862-6499. He can also be reached at: manley.biggers@nashville.gov



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Terry Cobb and **Bill Penn** welcome your feedback on our e-newsletter. Please send your comments to [Bill Penn](mailto:bill.penn@nashville.gov), at bill.penn@nashville.gov Assistant Director, Property Standards Div , 862-6590