



Metro Codes

E - News for Professionals

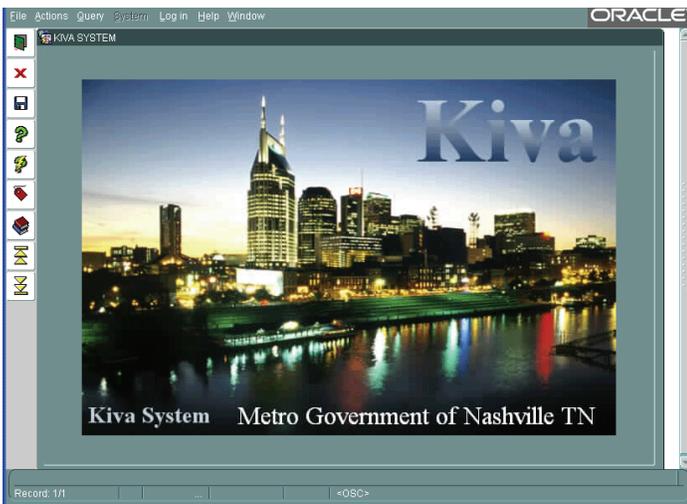
Metropolitan Government of Nashville and Davidson County

Codes Department goes “Live” with KIVA Software system.



Latest News

Codes Department Goes “Live” with KIVA Software system. Two years ago, the Metro Government began the process of replacing its out-dated mainframe based computer system, which included the selection of a land information and permitting product called KIVA – from Accela Systems.



ACCELA Systems KIVA User Interface - The face of the future of Codes Information Management

KIVA is replacing the 1970's era hierarchical database with a more efficient, relational-style database, which will give the Codes Department the ability to manage and report information far more effectively than ever before.

According to Sandy Cole, Director of Metro ITS, “This was the largest and most complex system implementation ever done by Metro Information Technology Services (ITS).” Cole added, “The migration of data over the Labor Day weekend from the Mainframe to the new system went very well. There have been a few ‘bumps in the road’, but we expected that with a cutover of this magnitude and nothing has been a showstopper.” The KIVA Project Team remains on-site at Codes to help maneuver, troubleshoot and answer questions.

The KIVA system initially includes a Land Information System (LIS), a Geographic Information System (GIS), a Request for Services (RFS) module as well as modules for Permitting, Inspection and Contractor Licensing.

The installation serves as the ‘platform’ for future, customer-friendly improvements to the Codes Permit & Inspection system. Within the next 4 weeks, we will add ‘KIVA Net’ and the Codes’ database will be brought on-line, on the Internet. Customers will be able to make inspection requests on-line from their office, home, auto, or anywhere they have an Internet connection. Customers will also be able to check on inspection results, check the status of a permit application or the status of a request for Use & Occupancy Certificate.

Within the next 8 weeks, we will add ‘KIVA Citizen’. KIVA Citizen will enable customers to transact routine business with the department through e-commerce. Customers will be able to apply for permits on-line, using the Internet. For routine permits [most of those not involving a site plan review] customers will actually be able to purchase permits on-line using a credit card -- and print the permit in their own office. Permit holders will be able to purchase re-inspections on-line and contractors will be able to renew their contractor licenses on-line.

The Director of Codes, Terry Cobb, said; “Many of our customers will be able to transact routine business with the Codes Department from the comforts of their own offices or homes, without ever having to set foot in our offices.”

Within the next six months, our field inspectors will be equipped with wireless, remote, hand-held computers to assist them with real-time communication of inspection results, directly to our customers. With ‘KIVA Wireless’ needed information about inspection results will flow directly to our customers within minutes or hours, rather than days.

In 2007, Codes expects to propose an additional module for electronic submission of plans and to provide for review of those plans, electronically, across all Metro Departments.

Cobb said; “With the full implementation of this new computer system, the Codes Department will enter the 21st century”. Cobb added; “Although we have struggled with the initial, partial installation, the KIVA system represents a technological bridge to the future and improved customer service and communications.”([More info](#))

Nashville’s Rehab Code and the Rehab Process

Nashville’s existing buildings—both residential and non-residential—are valuable assets in our city that can be used and re-used to meet the demands for housing and commercial development. To facilitate this process, our Rehab Committee offers what we believe is the fastest, most user-friendly rehabilitation process in the Southeast. Working with the Nashville Downtown Partnership’s Development Committee, we are getting the word out to potential developers about this process. It has been very successful, since this initiative began, vacant upstairs floors have decreased from 84 down to 24 and there are plans in the works for many of the remaining vacant floors.



“The Rehab Committee has worked with GHP on several rehabilitation projects to determine the optimum approach to assuring life safety, while adapting our valuable Historic structures into functioning facilities. They review our projects with an objective eye, interpreting the code, not as black and white, but rather as a guideline to a safe building.”

Ron Gobbell, FAIA Gobbell Hayes Partners Inc.

Encouraging developers to preserve and adapt older buildings is a recent national trend, but not a new idea in Nashville. In 1983 R.G. Stubbings reported on “Rehabilitation and Adaptive Re-use of Existing Buildings: An Analysis of the Present Situation and recommendations for Change”. This report for the Metropolitan Codes Administration led to the 1983 legislation supporting the need for the conservation and rehabilitation of our buildings. To encourage the conservation and rehabilitation of existing buildings the enacted legislation gave the Director of Codes discretionary power to “modify in whole or in part the application of any provision of the Code”....“modifications shall be consistent with the intent of the Code”.....and “achieve acceptable levels of safety for the general public”.

A Rehab Committee was formed to implement this legislation. The committee is made up of four members. They are the Assistant Director of Codes, the Deputy Fire Marshal, the Chief Plans Examiner, and the Chief Building Inspector. They meet on an as needed basis, usually within 1 or 2 days, to evaluate proposed alterations to existing buildings. Their charge is to allow deviations from individual provisions of the applicable Codes as long as the proposed alterations provide a level of safety, when evaluated as a whole, no less than provided by the Code requirements. This procedure was followed and has worked well during the years following its enactment. The “Rehab Committee” is by far the preferred method of rehabilitation of existing buildings in Nashville. We believed, and still do, that we have the fastest, most user-friendly rehabilitation process in the southeast.

“The Rehab Committee excels at being user-friendly. They simplify what could potentially be a very time-consuming and confusing process for potential developers. Being able to meet with the committee early in the project and identifying the scope of work that will need to be done to bring a building into compliance is critical for continuing the rehabilitation of downtown Nashville’s stock of great buildings.”



Tom Turner

Executive Director of the Nashville Downtown Partnership

THE REHAB COMMITTEE FAQ

1. How do I set up a meeting with the Rehab Committee?
You may call any of the members listed in this article. They will discuss the generalities of your project with you. We may ask you to come in for a preliminary review meeting if the project is still in the early design stages. This will allow us to meet and discuss the project prior to much work being done. If we then decide that a Rehab Committee meeting is necessary we will set up a time when the committee can meet with you to discuss your project. This will usually be scheduled within 1 or 2 days.
2. What should I bring to the meeting?
Bring a set of the existing building floor plans. Bring pictures if you have any, and we will meet you on site to review the building if need be. Bring a set of the plans for the proposed renovations.
3. How do I know the condition of an existing building relative to the Codes?
The Rehab Committee has adopted a "guideline" on this issue. Sections 3409.5 thru 3409.9 of the 2000 Standard Building Code lists the various life safety components involved in a building and assigns values to these components. These sections are available separately at the Codes Department. Based upon a review of the existing life safety components in a building and comparing these to the ones listed in the guidelines an owner can clearly see where an existing building is deficient. Understand that these guidelines are just a method for an owner to evaluate an existing building and not the Code.
4. After the Rehab Committee meets, what happens?
At the end of the meeting everyone will review the issues discussed in the meeting. You will then prepare a letter outlining the items discussed and the agreed resolution to each issue. All members of the Rehab Committee will sign this letter and copies will be returned to the owner and sent to the map and parcel file for the building for a permanent record.

REHAB COMMITTEE MEMBERS

MANLEY BIGGERS

Assistant Director
Department of Codes Administration
(615) 862-6521 manley.biggers@nashville.gov

TONY WALLACE

Captain
Metro Fire Department
(615) 862-6613 tony.wallace@nashville.gov

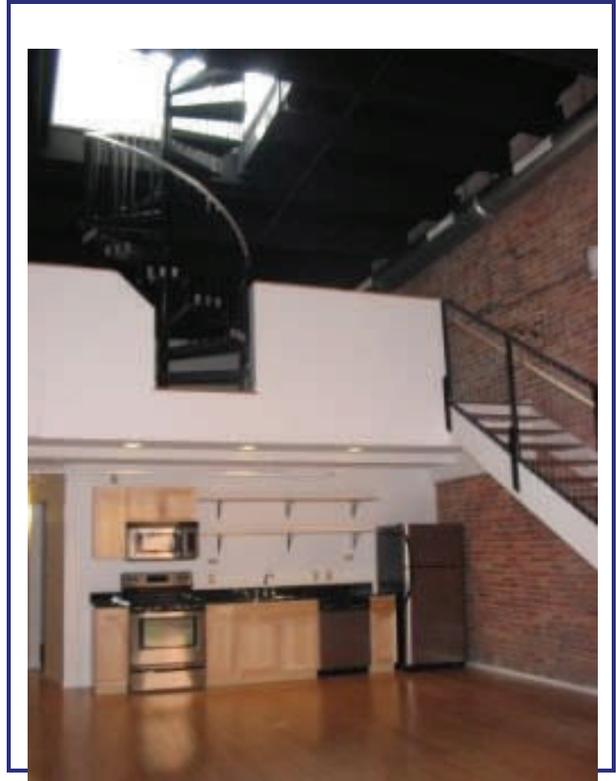
WADE HILL

Plans Examiner Chief
Department of Codes Administration
(615) 862-6520 wade.hill@nashville.gov

BYRON HALL

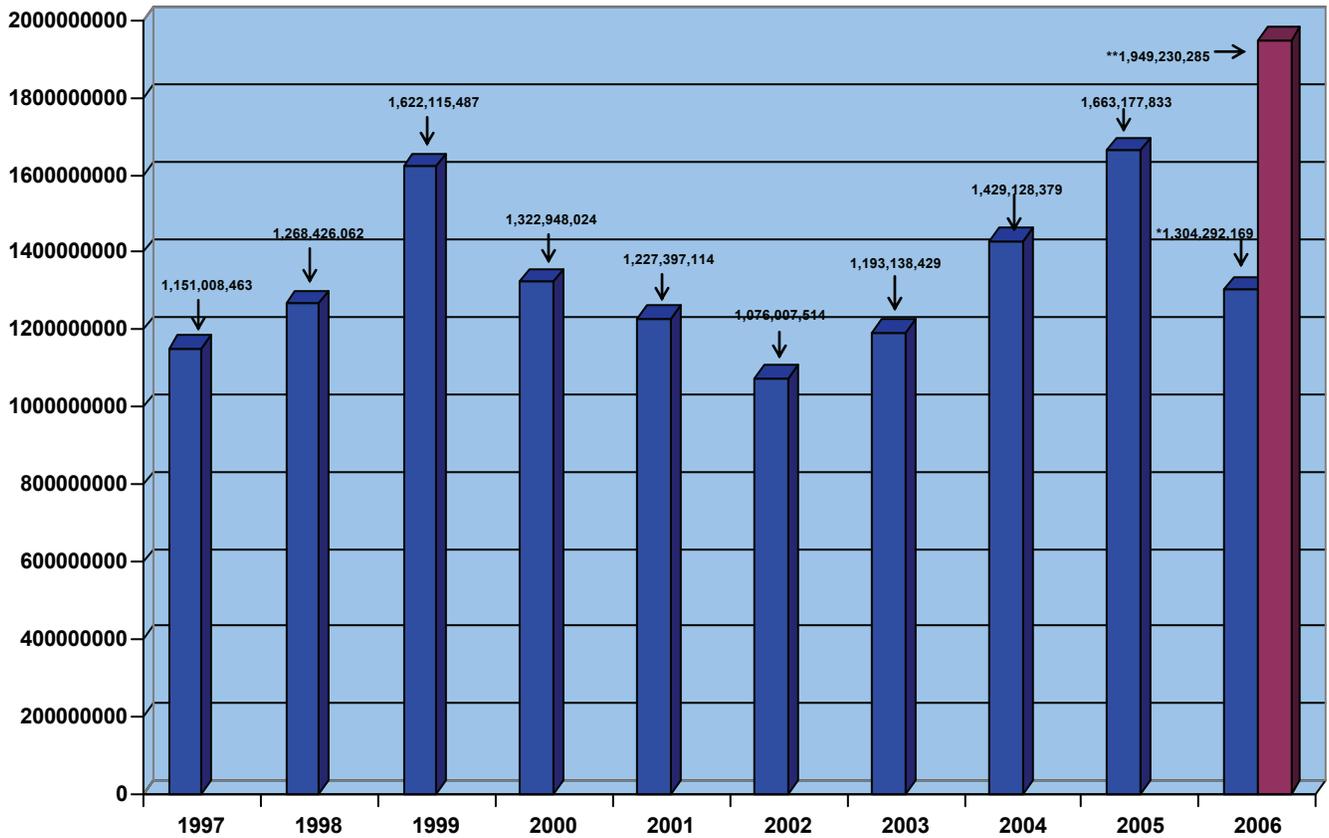
Chief Building Inspector
Department of Codes Administration
(615) 862-6559 byron.hall@nashville.gov

To schedule a REHAB COMMITTEE meeting please contact any of the members listed above.



COST OF CONSTRUCTION

*Amount is through August, 2006
**Amount is projected total for 2006



Value of Building Permits issued by Codes Administration

The Department of Codes Administration processes all building permits for Davidson County. The value of building permits issued began to rise in 1997 with a total value of 1.1 billion dollars. That trend continued with a peak in 1999 of 1.6 billion dollars.

After a short down-turn between 2000 and 2002, we have seen a steady increase from 2003's 1.1 billion dollars to over 1.4 billion dollars in 2004, to 1.6 billion dollars in 2005. Our current level stands at 1.1 billion and we project the total permit value for 2006 will exceed 1.9 billion dollars

Metro Moves to New Courthouse

Metropolitan Government of Nashville-Davidson County moved home on Oct. 1 when Mayor Bill Purcell welcomed everyone to the newly renovated Historic Courthouse as he dedicated the Public Square Park.



Photo courtesy of Gary Layda

The Courthouse project serves as an example of the Metropolitan Codes and Building Safety Departments role in historic renovation. Since older building renovation

presents very special challenges for modern code and building safety implementation, Director Terry Cobb and his staff worked closely throughout the project with other city agencies as well as construction teams to be certain the safety of the building was the primary focus while preserving the historic values of the facility.

The Mayor's Office along with the Metropolitan Council as well as the Finance and Law departments returned to their offices in the courthouse in mid-September following completion of renovation on the ground, first and second floors. Work continues on restoration of the other floors in the building.

From the public perspective the most noticeable aspect of the restoration can be seen in the Grand Lobby and Grand Corridors with its restored artwork. Further, all courtrooms have been restored to their original plans. The custom Arts Deco light fixtures have been restored as the fountains south side terrace.



Photo courtesy of Gary Layda

Davidson County Courthouse was designed by Frederick Hirons of New York and Emmons Woolwine of Nashville and was the subject of an architectural competition. Funding from the federal Public Works Administration supported its construction in 1937. It reflects PWA Modern style characteristic of many public buildings of the New Deal period. Art Deco details and murals by artist Dean Cornwell are found inside. The Davidson County Courthouse has remained in municipal government use throughout its history.

New Interactive Voice Response (IVR) System Comes Online

We have a new dial in system called Interactive Voice Response (IVR). This system will help you to request, check the status of and cancel an inspection. The number is the same: 862-6555. You will need your company's User ID number to access the system. This User ID will never change.

IVR will also ask for your Permit Tracking Number. This number will be on permits issued after September 4, 2006. For open permits issued prior to September 4th Permit tracking Numbers will be provided within a couple of days of request for these numbers. To request the Permit Tracking Number please do so by fax to 862-6514 or e-mail to: doris.mcgee@nashville.gov. The system will operate from 6:00 a.m. to 10:00 p.m. Monday through Saturday. If you have any question call Doris McGee at 862-6522

TECHNICALLY SPEAKING

Use and Occupancy Permits

By Manley Biggers, P.E.

Assistant Director

Sometimes in the understandable desire to occupy buildings, tenant spaces or houses one item is overlooked prior to moving in. That item is known as a "Use and Occupancy Letter" and is required by Section 16.36.010 of the Metro Code of Laws. In some jurisdictions it is called a Certificate of Occupancy. Regardless of what name it is given, if this letter has not been issued and is not in the files of the permit holder, then the building, space or house cannot legally be occupied. This might sound trivial to some, but your insurance company may not find it so trivial if a loss occurs and they discover no Use and Occupancy letter has ever been issued acknowledging code compliance.

In order for a U&O letter to be issued all required final inspections by Codes Administration (building, plumbing, electrical, mechanical, zoning) must be made and the work approved. In addition, required inspections by other Metro departments must be completed. These may include: Fire Marshal, Water Services, Public Works, Health and others. It is the responsibility of the permit holder to request all inspections and the U&O. If these requests are not made then there will be no inspections and no U&O letter. Obtaining a Service Release and having the electricity connected does not grant, by itself, the right to occupy. Nor does getting approval of the building inspector on the final inspection grant the right to occupy. All approvals/inspections must be made and the letter written before the right to occupy has been granted.

Celebrating Nashville's 200th Anniversary

CELEBRATE NASHVILLE



Mayor Purcell cuts the cake at the inaugural celebration commemorating Nashville's 200th anniversary

Photo courtesy of Gary Layda

"Celebrate Nashville", as proclaimed by Mayor Bill Purcell, is fast becoming one of the best city-wide events in recent history, and by naming entertainers Tim McGraw and Faith Hill along with Tennessee Supreme Court Justice A.A. Birch as honorary

chairs, Celebrate Nashville will be remembered for decades.

McGraw, Hill and Birch joined Purcell for the dedication of the Public Square on Oct. 1 which commemorated the 200th anniversary of Nashville's city incorporation and the election of the Nashville's first mayor and aldermen.

"Tim McGraw, Faith Hill and Justice A.A. Birch will help us tell the world about all the things we have to celebrate in Nashville during the next year," Mayor Purcell said. "They represent the people, music and history that make our city a special place."

Mayor Purcell announced plans for Celebrate Nashville in his State of Metro Address on May 25. Celebrate Nashville events will include recognized Music City landmarks including the 40th Anniversary of the Country Music Awards at the Gaylord Entertainment Center in November, the Country Music Marathon in April and the Independence Day Celebration at Riverfront Park on July 4th, which will mark the closing of the Celebrate Nashville events.

There will also be unique Celebrate Nashville events in neighborhoods throughout the city. Celebrate Nashville will provide an opportunity for the people, neighborhoods and institutions of our city to create an event or activity that highlight the things that make Nashville a special place. Celebrate Nashville is a grassroots, community, volunteer effort. Mayor Purcell believes it will be successful because of the diverse, creative and energetic people that bring their talents to the many celebrations across the city.

[\(More Info\)](#)

Schermerhorn Symphony Center Opens

The Schermerhorn Symphony Center opened to rave reviews in September, but the behind the scenes story may be as admirable as the symphony's first performance. To get the symphony center built, a team of dedicated professionals from the Metropolitan Codes and Building Safety Department were called into action and the action was amazing.

Construction for the center began in December 2003 and under three years later, the doors opened to the public on September 9, 2006. From the schematic drawing phase to opening night, Codes staffers worked diligently, side-by-side with the construction team.

Mercedes Jones, who served as Project manager for the Symphony, found Metro Codes to be an invaluable partner.

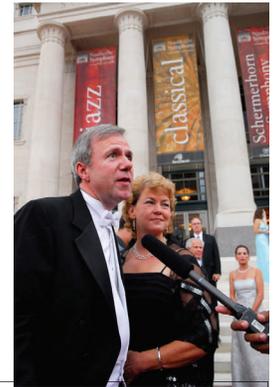


Photo courtesy of Gary Layda

"The Nashville Symphony, our design and construction team and Metro Codes truly formed a synergistic, collaborative and successful communicative relationship throughout the five year design and construction process on the Schermerhorn Symphony Center, Ms. Jones said. " We recognize that our continual updates and meetings with the Codes management, inspectors and our team were pivotal to our successful communications."



Photo courtesy of Gary Layda

Additionally, Ms. Jones said "by establishing this early working relationship, we believe that the Codes Department educated our team and assisted us by avoiding some of the pitfalls that can transpire over the years of working on such a complex project as exemplified by the Schermerhorn Symphony Center"

Located on a full city block in downtown Nashville's rapidly developing SoBro (South of Broadway) neighborhood with its terminus west of the Shelby Street Pedestrian Bridge, the center close a "quadrangle" with the County Music Hall of Fame, the Hilton and the Gaylord Entertainment Center with a park in the middle.

The complexity of the building and the need for "perfect" acoustics meant little was normal about working to insure public safety and meeting all code requirements. Special attention was given to acoustical issues ranging from the windows to wall coverings to basic building materials. Code officials were able to work hand-in-glove with each trade representative to meet the acoustical needs as well as meeting the safety requirements.

Tuning the acoustics meant putting a full orchestra on stage with a full audience some 2 months prior to project completion and the grand opening. The team worked cooperatively to install, inspect, approve all life safety features months prior to full completion. Issuance of Temporary Use & Occupancy certificates allowed these performances to be staged and the acousticians to do their final tuning of the Center's acoustics.

The results were amazing as the project maintained its time schedule and met all code requirements.

ANNOUNCEMENT

The Department of Codes & Building Safety and the Metro Fire Marshal's Office will propose the 2006 Editions of the following codes, together with local amendments, to the Metropolitan Council for adoption by calendar-year end:

2006 International Building Code
2006 International Residential Code for
One- & Two-Family Dwellings
2006 Uniform Fire Code
2006 Uniform Life Safety Code
2006 International Plumbing Code
2006 International Fuel Gas Code
2006 International Mechanical Code, and
2006 International Energy Conservation Code

We anticipate that the effective date will be on or before January 1, 2007. In order to provide for an orderly transition, construction projects - for which applications and plans have been submitted - may be allowed permission to continue under one or more of the prior codes.

For further information, contact Chief Plans Examiner, Wade Hill, AIA, at 615 862-6520 or wade.hill@nashville.gov

Upcoming Events in Metro

Oct 28, The 10th Annual Metro Codes Charity Golf Tournament will be held at the Ted Rhodes golf course. The proceeds from the event will benefit the Easter Seals camp Miriam's promise and Harris-Hillman School through the Metro Employees Consolidated charities Campaign. For more information, contact [Sonny West](#) at 862-6608



Join Mayor Purcell as we celebrate Nashville's 200th Anniversary. Click on the link to learn more about this historic year-long event! ([More info](#))



Terry Cobb and **Wade Hill** welcome your feedback on our e-newsletter. Please send your comments to [Wade Hill](#), Plans Examination Chief, 862-6520



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 on email

Who We Are

Meet Joey Hargis Each month we will highlight a member of our staff and their role within the Codes Department. This month we are highlighting Mr. Joey Hargis, who is one of our Zoning Examiners.



Joey came to the Zoning Examination Division in May of 1999. The Metropolitan Planning Department had employed Joey since 1996 before transferring to our department. His experience from working with the Planning Department helped him considerably while learning the responsibilities of a Zoning Examiner. Joey immediately began working with the Board of Zoning Appeals in case preparation. Over the years Joey has frequently become the face in front of the camera presenting the cases before the Board of Zoning Appeals on behalf of the department.

Another reason Joey appealed to us in considering his application for employment is his background in computer technology. Over the past two years Joey has been a key player in helping us work along with the Information Technologies Services Department and the vendor to configure the recently installed computer system to best meet our business practices. His knowledge and dedication to this project, which is still on going, has earned him the respect of his peers in and outside the Codes Department.

Joey is a Nashville native and graduated High School from Davidson Academy in 1990. He earned a Bachelor of Science degree in 1994 graduating from Western Kentucky as an avid Hill Topper fan. He is currently in his second year at the Nashville School of Law.

Joey is married to Amanda his wife of 11 years. They have two daughters Rebecca 8 and Sarah 6. They live in the Joelton community and attend Walker's United Methodist in Goodlettsville. Joey has recently become a member of the Joelton Civitan Club.

The department's hat is off to Joey for his dedication to the department and it's goal to provide the best customer service possible.

