



# Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County



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## Mayor Dean, Omni Hotels & Resorts Announce Predevelopment Agreement for Music City Center Headquarters Hotel

*Hotel Deal Represents Public-Private Partnership, Project to Create 300 New Jobs*



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](#)

[www.nashville.gov/codes](http://www.nashville.gov/codes)

## Mayor Dean, Omni Hotels & Resorts Announce Predevelopment Agreement for Music City Center Headquarters Hotel

*Hotel Deal Represents Public-Private Partnership, Project to Create 300 New Jobs*



Mayor Karl Dean makes the announcement as Omni Hotel executives look on. In photo L to R: Robert Rowling, Chairman and CEO of TRT Holdings, Inc.; Mike Deitemeyer, President of Omni Hotels; and Nashville Mayor, Karl Dean.

Mayor Karl Dean today announced the terms of a predevelopment agreement with Omni Hotels & Resorts to construct and operate a headquarters hotel for Music City Center, Nashville's new downtown convention center scheduled to open in 2013. The new multi-story hotel, which will feature approximately 800 guest rooms and suites and over 80,000 square feet of meeting and event space including two ballrooms, is estimated to open later that same year.

The \$250 million Omni Nashville Hotel represents a public-private partnership that will create 300 new, full-time jobs when open – 200 of which are guaranteed to be filled by Davidson County residents. During construction, Omni has committed to 20 percent diversity business participation and to spend at least 20 percent of the project's construction costs with local businesses. The project will be privately financed by Omni Hotels & Resorts. The predevelopment agreement outlines an incentive package, which includes an economic development enhancement grant valued at \$103 million to be paid over 20 years by tourism taxes generated by the hotel's operation and \$25 million in tax increment financing.



### About Omni Hotels & Resorts

Omni Hotels & Resorts creates genuine, authentic guest experiences that take guests on "A Total Departure" to 45 distinct luxury hotels and resorts in leading business gateways and leisure destinations across North America.

From exceptional golf and spa retreats to dynamic business settings, each Omni showcases the local flavor of the destination while featuring four-diamond services, signature restaurants, Wi-Fi connectivity and unique wellness options. Known for its award-winning, personalized service, Omni leaves a lasting impression with every customer interaction, with a heightened level of recog-

"By itself, the convention center is a homerun for downtown and our tourism industry," Dean said. "The addition of an adjacent headquarters hotel takes the convention center project from a homerun to a championship win in terms of attendance and the number of events it's expected to host every year. Many cities have had to publicly finance convention center hotels, and the general thought last year was that Nashville would have to do the same. But Nashville's not those other cities. We're a special place. We have a unique appeal as a convention destination, and this project confirms that."

Located steps away from the new Country Music Hall of Fame, the Omni Nashville Hotel's design and décor, culinary, lifestyle and retail venues will stem from and become reflective of Nashville. The Omni Nashville Hotel will serve as a launching point for the entire destination and showcase Nashville's unique cultural elements. The hotel is expected to boast several restaurants, bars and lounges, as well as retail space, a pool, fitness center and a Mokara signature spa – all in keeping with the strong cultural persona of Music City – which will appeal to meeting and event attendees, vacationers and locals.

"We are proud to be adding the Omni Hotels & Resorts flag to Nashville's dynamic downtown environment," said Mike Deitemeyer, president of Omni Hotels & Resorts. "The City of Nashville has demonstrated strong and steady leadership in moving this project ahead. We look forward to working with Nashville's leaders to build upon the city's growing reputation with a new hotel, convention center and other venues which will further position Nashville as a leading destination."

The predevelopment agreement will be presented to the Convention Center Authority at its regularly scheduled committee meetings this Thursday. Approval of the agreement will be sought at September's Authority meeting. Under the predevelopment agreement, the Authority's only financial commitment is to cover up to \$1 million in land option costs if a development agreement is not reached. All other predevelopment costs, including architects and construction estimates, will be paid by Omni Hotels & Resorts.

A development agreement will be finalized this fall and presented to the Authority and the Metro Council for review and approval.

and rewards delivered through its Select Guest loyalty program and the company's "Power of One" associate empowerment program.

The brand is frequently recognized by top consumer research organizations such as J.D. Power and Associates, which ranked Omni as "Highest in Guest Satisfaction Among Upscale Hotel Chains" in its 2010 North America Hotel Guest Satisfaction Index Study(SM).

To get additional information or book accommodations, visit [omnihotels.com](http://omnihotels.com) or call 1-800-The-Omni.

# LP Building Products & Hardaway Construction Corp. Lead “Extreme Makeover: Home Edition” Rebuild Of Lighthouse School

*Fueled by Nashville Volunteerism, Rebuilding Begins*

LP Building Products and HARDAWAY Construction Corp. in partnership with “Extreme Makeover: Home Edition” announced that they will rebuild Lighthouse Preschool, which was completely demolished during the historic flooding in May.

At the center of the disaster is the Sweatt family, who has been running the school since 2003. In spite of the damage to eight of its 18 buildings on the school campus, the Sweatt family demon-



After the devastating 500 year flood on May 1st of this year, much of “Music City” was left under water resulting in a number of deaths and widespread property damage. At the center of the tragedy, is the Lighthouse School and the family who has been running it since 2003—the Sweatt Family. From left are Alexandra, Barbara, Brian and Kobe Sweatt.

strated true Tennessee volunteerism and took it upon themselves to spearhead a flood recovery effort. They have helped more than 200 families, providing shelter, food, water, clothing, counseling, and a myriad of other social and financial services.

tion” identified the school to makeover, and LP Building Products and HARDAWAY Construction Corp. jumped onboard immediately.

“After the flooding, the Sweatt family and the school stepped in immediately to help Nashville recover, and now it’s our turn as local businesses and volunteers to help this family and school get back on their feet,” said Rick Olszewski, executive vice president of sales and marketing for LP Building Products. “It’s wonderful to see the Nashville community coming together to help with this project, and LP is proud to be part of such a worthy cause.”

“The Nashville Build is a true picture of the Volunteer State,” said Stan Hardaway, president of HARDAWAY Construction Corp. “We’re honored to have the opportunity to serve as the builder for this project as we join with local volunteers and businesses to give back to the Nashville community.”



Shannon Roberts, a Mechanical Inspector with the Codes & Building Safeties Building Division makes an inspection of the new HVAC system.

Working along side the volunteers were a number of inspectors with the Metro Codes Building division. One inspector from each of the trade sections worked throughout the build weekend to ensure the necessary inspections were done in a timely manner. This “round the clock” effort allowed the building project to stay on schedule.

“We are now filming our eighth season and we air our season finale on [September 26] so we hope you will all tune in,” Senior Producer Milan Vasic told the crowd during the announcement event.

The pep rally was held on September 3rd on the Belmont University Campus to give the shows producers a chance to ask the community for help when they rebuild a home for a family who was affected by the May flood.

“We’re here for a few hours out of your life to come and help us change someone else’s life,” Vasic said. “Do an Extreme Makeover. It is like the barn raising of the 1900s where the entire community has to come together to make this happen.” Volun-



Tim Vandegejuchte, an Electrical Inspector with the Codes & Building Safeties Building Division examines the new class rooms electrical service panel as part of the Codes departments support of the Extreme Makeover project.

Located at 5100 Blue Hole Road in Antioch, the preschool is the lifeblood of the Lighthouse School. With finances nearly depleted, Lighthouse School does not have the resources to find skilled labor to rebuild. Sadly, if the building isn’t rebuilt and re-opened soon, the entire school is in jeopardy of closing within 24 months. “Extreme Makeover: Home Edi-

**Builders**





Plumbing Inspector Jim Hodge, one of more than half a dozen Codes inspectors assigned to the Extreme Makeover project was all smiles after having given the plumbing final to the project. plumbing system.

teers worked around the clock starting September 11 to rebuild a home.

"It is not unusual for us to go through 3,000 or 4,000 volunteers and we need people that are skilled and also just general volunteers," Vasic continued.

The show will be in town for a week but work crews have a shorter deadline.

"The build time frame is actually 106 hours from the time Ty lets them demo the house to the time they actually give the keys over to Ty and the team so that we can move in the furniture and hang the pictures and do all that fun stuff, put their clothes back in their closets," Vasic said.

The Nashville project has been nick-named The Nashville Build.

Well known designers Ty Pennington, Paul DiMeo and Tracy Hutson will be joined this season by Leigh Anne Tuohy, interior designer and subject of the movie "The Blind Side."



In less than a weeks time what was once a pile of debris has been transformed into a set of new, modern classrooms that will help the Lighthouse School continue to serve Middle Tennessee.



## First Day of Fall: Think Fall Prevention

*Injury from Falls a Leading Cause of Death for Tennessee Seniors*

A simple fall can be a nuisance for many people, but for a senior adult, it can be a matter of life or death. Tennessee Governor Phil Bredesen has declared September 23, 2010 as Falls Prevention Awareness Day to raise awareness about how to prevent and reduce falls among older adults. Tennessee will join 34 other states to observe the National Falls Prevention Awareness Day on the first day of fall.

"Most falls are predictable and preventable, and there are simple steps our seniors can take to reduce their risk of injury from falls," said Health Commissioner Susan R. Cooper, MSN, RN. "We are working with our partners in the public and private sector to educate Tennesseans about this important health issue so we can all remain active and independent for years to come."

According to the Centers for Disease Control and Prevention, falls are the leading cause of injury deaths among adults age 65 and older. One in three adults in this age group falls each year. Analysis of injury and death data for Tennessee residents reveals that falls are a serious health problem for seniors. In 2008, individuals ages 65 and older accounted for almost 80 percent of deaths from falls in the state, 70 percent of hospitalizations for fall-related injury and 20 percent of all individuals treated and released from Tennessee hospitals and emergency rooms after falling.

Recommendations for preventing falls among older adults include encouraging them to exercise regularly, having annual vision checks, reviewing medications to reduce side effects and performing a simple fall prevention checklist to reduce hazards that can cause falls. CDC has a checklist available online at [www.cdc.gov/ncipc/pub-res/toolkit/checklistforsafety.htm](http://www.cdc.gov/ncipc/pub-res/toolkit/checklistforsafety.htm).

"Currently older adults are the fastest growing segment of the population, both nationally and in Tennessee, and it is more important than ever to address this growing public health issue," said Rose Boyd, coordinator for the Injury Surveillance, Prevention and Control Program. "For many of our seniors, preventing falls is a way to maintain independence and quality of life."

Through the efforts of the Commissioner's Council on Injury Prevention and Control, partners across Tennessee will work together to educate older adults on how to prevent and protect themselves from life changing devastating falls. One recent initiative, the Older Adult Safety Instructional Series (OASIS), provides activities that highlight fall prevention and offer solutions to seniors to help reduce and minimize the risk of falls.

For more information on fall prevention or the Tennessee Injury Surveillance, Prevention and Control Program, contact Rose Boyd at 615-741-2213 or by email at [rose.boyd@tn.gov](mailto:rose.boyd@tn.gov).

### Construction Update—Music City Center



Construction is under way on Nashville's new convention center, Music City Center. This view is from the Pinnacle Tower. The parking lot south of the Country Music Hall of Fame and Museum (in this view it is the lot that is to the left of the museum) is the proposed location of an 800-room Omni Hotel. The center is scheduled for completion in 2013, and convention planners are already reserving their dates.”



### International Municipal Lawyers Association

Advancing Excellence in the practice of Local Government Law

### IMLA Hosts Annual Conference for 2010

*Conference marks IMPA's 75th Anniversary*



The International Municipal Attorneys Association announced it's annual conference for 2010.

This years conference marks the IMLA's 75th year and will focus on Code Enforcement. The conference dates are October 9-10 in New Orleans.

The conference is open to all code enforcement officers, public officials, and anyone interested in public nuisance laws.

The tentative schedule for the Codes Conference is:

- Quick And Effective Ways to Abate Nuisances Short of Court
- Codes Inspection: Process and 4th Amendment/Due Process
- Compelling Compliance through Judicial Proceedings
- Hoarders & Mental Illness from the Mental Health Perspective
- Public Nuisance Property involved with Bankruptcy and Foreclosures
- Post-case Mitigation: Abandoned Property and Liability for Clean-Up and Abatement Cost Recovery

**Website with registration info:** [http://www.imla.org/index.php?option=com\\_content&task=view&id=128&Itemid=319](http://www.imla.org/index.php?option=com_content&task=view&id=128&Itemid=319)

## DEPARTMENT NAMES TWO NEW INSPECTION CHIEFS

Director Terry Cobb announced that effective Monday, September 20th, Jim Hudgins will assume the position of Gas/Mechanical Inspection Chief and Terry Selby will become the Plumbing Inspection Chief.

Both of these sections have been without a Chief for some time. These promotions will provide the leadership and direction necessary to meet the demands of our customers.



Jim Hudgins is a 20 year employee of the Department having been one of the first Gas/Mechanical Inspectors to be hired shortly after creation of the Gas/Mechanical section in 1989.

Prior to coming to Codes he was a job superintendent for construction of single family homes. He has obtained International Code Conference Certifications in residential and

commercial mechanical inspections, mechanical plans review, legal management and additional ICC certifications as plumbing

inspector, property standards and zoning inspectors.

Jim is a lifetime resident of the Nashville area and is married with three children and three grand children. His interest are fishing and watching football.

Terry Selby has been a Plumbing Inspector at Codes since July 2008. Prior to coming to Codes he worked for 22 years with R. V. Murphy Plumbing Company. He holds ICC certifications as plumbing inspector, plumbing plans, mechanical inspector and is a certified residential combination inspector.

He is married with one son and one grand daughter. He enjoys Bluegrass Music and working on his land and home.



### 2010 Emergency Preparedness Survey for Davidson County, TN

Emergencies can happen anytime, anywhere and can affect only a few people or mass populations. Nashville/Davidson County is not exempt from any emergency and the historic flooding we experienced on May 1-2, 2010 is proof of that. That's why your local government is continuing to take a proactive approach with emergency preparedness and directly asking its citizens who work and/or live in Davidson County for their input.

In its fourth year, this survey will once again be used to determine the preparedness level of the citizens and to assist local government officials in better preparing and reaching out to its citizens based on the results of the survey. The survey is available to the general public during National Preparedness Month (September 2010) as an online survey.

This survey is completely voluntary. There is no specific group of Davidson County citizens being asked to complete the survey, and it is open to anyone who works or lives within Davidson County, TN. Surveys can be completed by going to the following web site: <https://www.surveymonkey.com/s/MGGWSR6>.

Once the results have been tallied, they will be made available on OEM's web site at [www.nashville.gov/oem](http://www.nashville.gov/oem). If you have any questions or comments regarding this survey, please contact OEM at [oemsurvey@nashville.gov](mailto:oemsurvey@nashville.gov).

Thank you for taking the time to help your local government help you!

## 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 sidewalls 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](http://www.metro.gov/mhc).*



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

# 14th Annual Metro Codes Charity Golf Tournament

The 14th Annual Metro Codes Golf Tournament will be held Saturday, October 2, 2010 at the Ted Rhodes Golf Course in Nashville, Tennessee. All proceeds will be donated through the Metro Employees Consolidated Charities Campaign for the benefit of Easter Seals Summer Camp Programs, and the Harris-Hillman School.

**SATURDAY  
OCTOBER 2, 2010**

**TED RHODES GOLF COURSE  
NASHVILLE  
1901 ED TEMPLE BLVD.  
NASHVILLE, TENNESSEE**



### Play Day

Saturday October 2, 2010.....

7:00 a.m. Registration.....

8:00 a.m. Shotgun Start

Four-man Scramble—2 Flights.....

Teams selected by "Luck of the Draw"

Lunch Included

### Fees

\$60.00 entry fee includes green fees, cart, lunch and prizes!

### Sponsorships

\$100 - Hole Sponsor

\$300 - Longest Drive Sponsor

\$300 - Closest to the Pin Sponsor

\$500 - Gold Sponsor

\$750 - Lunch Sponsor

\$1,000 - Beverage Cart Sponsor

\$1,000 - \* Platinum Exclusive Hole Sponsor

\*Includes 4 Golf Registrations

### Sign up

Sponsorship Type: \_\_\_\_\_ Sponsor Amount: \$ \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_ Email \_\_\_\_\_

PLEASE LIST PLAYERS WITH EMAIL ADDRESS @ \$60.00 each:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Make Checks Payable to F.A.M.C, c/o Jim Winchester, Mid-South Electric, 863 Granada Avenue, Nashville, TN. 37206



**JOIN US FOR THE DAY**

**Department of  
Codes & Building Safety**

Metro Office Building  
800 2nd Ave., South  
Nashville, TN 37210  
615-862-6590 / Fax 862-6593

**Mayor—Karl F. Dean**

Director—Terrence Cobb

Office Hours: Mon-Fri /  
7:30-4:00



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



**PASS IT ON!**

Pass the word about our newsletter! We would be honored if you would share our newsletter with your colleagues and co-workers. If anyone would like to sign up to receive it themselves, they just need to send us their email, and we will be happy to "Pass it On" to them.

**Terry Cobb and Wade Hill** welcome your feedback on our e-newsletter. Please send your comments to [Wade Hill](mailto:wade.hill@nashville.gov), at wade.hill@nashville.gov  
Plans Examination Chief , 862-6520

**Save The Date  
October 2nd  
Codes Announces  
Annual Golf Tournament**

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

Last year's tournament, through the support of 128 golfers and 99 sponsors, resulted in \$23,000 being donated to local charities through the Metro Employees Consolidated Charities Campaign (MECCC).

This year, all proceeds will again go to the MECCC for the benefit of local charities, Easter Seals Camp Programs and the Harris-Hillman School.

