



Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County

Inside This Issue

2

Turning trash into treasure

Major transformations continue to change the face of one East Nashville community.

3

Mayor Delivers “State of Metro” Address

“Manage Through Today, Plan and Invest in Our City’s Future”

4

Codes Celebrates Building Safety Week

Codes joins cities across the nation to celebrate the importance of building safety.

6

Community Garden For Chestnut Hill

Chestnut Hill community celebrates Earth Day with new community garden.

7

Charlotte Avenue Drop-off Center To Relocate

Metro’s community recycle drop-off site at the Charlotte Center Strike & Spare in west Nashville to close.

8

New Law For Portable Gas Containers

New rules require child-resistant containers



Turning trash into treasure

Major transformations continue in one East Nashville neighborhood as community groups, real estate investors and Codes come together to effect real changes, turning an eyesore into a gem.



Turning Trash into Treasure

Dilapidated, run down structures can quickly degrade the appearance of a neighborhood.

Lois Conley is an East Nashville resident who has seen her share of dilapidated, vacant houses that have over the years added to the former decline of her neighborhood.

But things have started to change. One example is the property located at 802 Lischey Avenue. Six months ago, it was the open, vacant and unloved structure that graces our cover. Properties like this one can be found all across Nashville. Vacant, abandoned and neglected properties are often used for illegal activity. Even houses that have been properly boarded and secured are not safe. Drug sales, prostitution, and squatting by homeless individuals are some of the many problems that come with vacant houses.

The best possible outcome for any vacant structure and for the neighborhood is for that structure to be rehabilitated and occupied. So, like many of these previously abandoned houses, 820 Lischey Avenue has become a jewel.

The renovation was undertaken by Phillip Wright. Mr. Wright has a long history with the codes department. He has taken dozens of dilapidated properties in the community from crime haven eyesores to community assets. This particular property has had five RFS (Requests For Service) cases against it in the last three years.

Rehab contractors like Mr. Wright have begun to change the face of Nashville's. The Real Estate Investors Network (REIN) is another group that has taken neglected, dilapidated eyesores and have turned them into affordable housing.

Metro Codes encourages the redevelopment of vacant houses and stands ready to assist new and current owners to turn their vacant property into an asset to the neighborhood.

If you are considering a property for rehab, here are some things that will help make your project a success:

- Call the Property Standards division to see if there are any outstanding Codes violations for the property being considered (862-6590)
- Repairs in excess of \$25,000 require that the work be done by a licensed General Contractor.
- Plans for renovations of properties that are in a Historical Overlay district will require review and approval by the Historic Zoning Commission prior to obtaining permits.
- Be mindful that a property that already has a Codes Repair Order in force must be repaired. New or prospective new owners should contact Codes to arrange for a new repair timeline.
- If a property has an order to demolish filed against it, it may not be possible to have that order downgraded to a repair. Check with Codes before you purchase the property to see what your options are.



Typical Structural Violations

- Peeling paint, damaged siding
- Roof damage, sagging roof
- Foundation cracked or rotted
- Windows damaged or missing
- HVAC unit damaged or missing
- Substandard electrical wiring
- Substandard or defective plumbing
- Damage to cornice and eaves'
- Damage to interior walls and floors



Our Readers Ask:

Q: " I want to do some renovation work on my house. Do I need a permit?"

A: If you are going to build a detached accessory structure that is greater than 100sf, that structure would require a permit. One should take into account the required front, side and rear setback requirements for the property. Nothing can be built within the required setback without specific approval.

An addition to any building, commercial or residential requires a permit. Other improvements / repairs that require a permit are:

New awnings	Burglar alarm
Replacement of any structural element	Roof decking replacement > 64 sq. ft.
New carport	Enclosing a carport
New or enlarged chimney	Decks
Drywall repair or replacement > 100 sq. ft.	Increase size of electrical service
Furnace replacement	Garage

Mayor Delivers 46th Annual State of Metro Address “Manage Through Today, Plan and Invest in Our City’s Future”

Mayor Karl Dean delivered the 46th Annual State of Metro Address Thursday morning from the upper level plaza of Nashville’s new downtown transit station Music City Central, next to the historic Municipal Auditorium.

Dean acknowledged the local impact of the current down economy, but said the city can manage through by making sound fiscal decisions and planning for when times improve.

“Just like families and businesses in our community, we will have to manage with the resources we have. Therefore, I will not ask for a property tax increase,” he said. “As we look forward, our resources may be limited in the short term, but our goals should not be.”

International Country Music Star [Keith Urban](#) gave an unannounced performance at the start of the State of Metro Address. Urban sang two songs, including “Better Life,” adding to the lyrics “a big convention center’s coming.

“Keith and his wife could live anywhere in world, but they chose to make their home here. They, like the rest of us, recognize that this is a great place to live and a great place to raise a family. And our goal should be to make sure it stays that way now and for future generations,” Mayor Dean said.

Mayor Dean said during the speech that a new downtown convention center, which will be paid for entirely by visitor-related taxes and fees, is the most important capital investment the city can make for future growth.

The Mayor was up beat as he discussed our community.

“As you have heard me say many times before, I truly believe our best days are yet to come. Nashville’s future is bright. But to see that future come to pass, to reap the full benefits of all that past leaders have built, we must make sound financial decisions today, stay focused on our priorities and yet, not be afraid to be bold, dream big and invest in our city’s future,” Mayor Dean said.

Then he added, “As we look forward, our resources may be limited in the short term, but our goals should not be. We have a



Photo Credit—Gary Layada

“As we look forward, our resources may be limited in the short term, but our goals should not be.”
Mayor Karl Dean

history of this in Nashville – of daring to achieve great heights, of making progressive decisions that set our city up for future success, even when times are tough. Let me give you two examples.”

Mayor Dean said during the speech that he will implement two significant recommendations from the [Green Ribbon Committee’s](#) recently completed report – greening Metro’s fleet with the addition of more hybrid, electric and bio-diesel vehicles, and retrofitting Metro buildings for energy efficiency. The Mayor has set a goal to make Nashville “the greenest city in the Southeast.”

Mayor Dean announced during the [State of Metro Address](#) that he would file his administration’s first capital spending plan next month. The plan will include projects for each of his priorities – education public safety and economic development, including classroom renovations at elementary schools to remove the use of 40 portable buildings, planning for the addition of two new police precincts, and planning for the construction of the 28th Avenue Connector, a bridge over railroad tracks behind Centennial Park to connect North Nashville to West End.

“As I have said for two years now, it’s all connected. Education, public safety and economic development – if we get the first two right, the third will follow. Our national economy presents a challenge, but it’s nothing our city hasn’t managed through before. And while managing through today, we can still plan and invest in our future. It’s what our city has always done – kept an eye on what lies ahead, and by doing so, we will be an even greater city when the economy improves,” Mayor Dean said.

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DTV (Digital Television) Transition Information



UPDATE: Congress has set June 12, 2009 as the final deadline for terminating analog broadcasts. Under the law, on Feb. 17, some full-power broadcast television stations in the United States may stop broadcasting on analog air-waves and begin broadcasting only in digital. The remaining stations may stop broadcasting analog sometime between March 14 and June 12.

Metro To Host Final Spring E-Scrap Waste Collection Day

Saturday “E-Waste Collection Day” events have been offered in March and April at three Metro Public Works (MPW) community recycle drop-off sites. The final collection event is scheduled for May 30th at the Hobby Lobby Shopping Center, 4101 Lebanon Road, Hermitage. The event will be held from 9 a.m. to 12 noon.

Items that will be accepted at the E-Scrap Waste event include:

- **Small batteries (A, AA, AAA, C, D, 9-volt, button)**
- **All sizes, types of televisions, VCRs and DVD players**
- **Cell phones**
- **Microwave ovens**
- **Stereos and audio-visual equipment**
- **Computers, monitors and printers**

Only household waste – no business waste -- from Davidson County residents will be accepted.

Car and boat batteries, paint, tires, CFLs and other hazardous waste will NOT be accepted at this drop-off event.

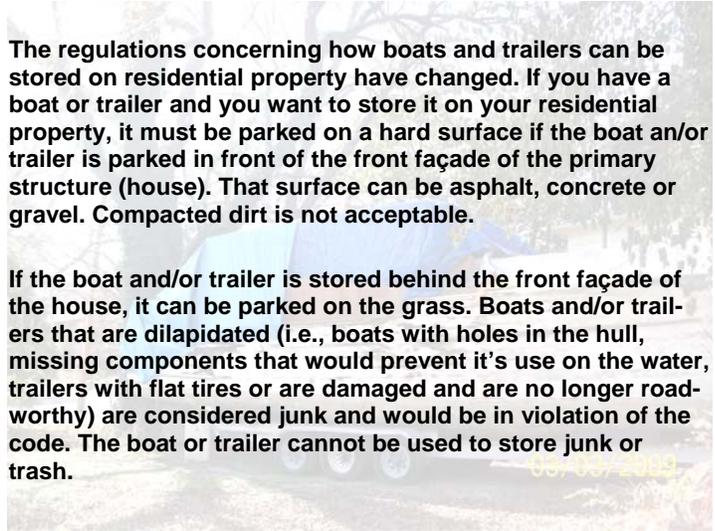
These and other HHW items can be taken to MPW’s East Convenience Center, located at **943 Dr Richard Adams Drive (off Ellington Parkway and Trinity Lane)**. East Center is Metro’s designated household hazardous waste disposal site and is open seven days a week.

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

Boats and Trailer Parking

The regulations concerning how boats and trailers can be stored on residential property have changed. If you have a boat or trailer and you want to store it on your residential property, it must be parked on a hard surface if the boat and/or trailer is parked in front of the front façade of the primary structure (house). That surface can be asphalt, concrete or gravel. Compacted dirt is not acceptable.

If the boat and/or trailer is stored behind the front façade of the house, it can be parked on the grass. Boats and/or trailers that are dilapidated (i.e., boats with holes in the hull, missing components that would prevent it’s use on the water, trailers with flat tires or are damaged and are no longer road-worthy) are considered junk and would be in violation of the code. The boat or trailer cannot be used to store junk or trash.



Property Standards Production Report April 2009

New RFS Cases received	1,486
Number of Violations Noted	1,993
RFS Cases closed in April	421

Weekend Inspection Results

Signs removed from the Right of way	254
Abate notices issued	56



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.

NASHVILLE CELEBRATES BUILDING SAFETY WEEK IN MAY

"Our staff provides the first line of defense against building disasters."

Terry Cobb, Director,
Codes & Building Safety

sion systems, plumbing and mechanical systems, and energy efficiency and sustainability.

"Inspectors, plan reviewers and others in the *Codes and Building Safety Department* work to ensure the safety of the structures in which all of us live, work, attend school, worship and play," Codes and Building Safety Director Terry Cobb said. Cobb said building code and enforcement are often taken for granted, but he is adamant about enforcement.

"We are silent but vigilant guardians who work daily to ensure safety in the built environment," he said.

First observed in 1980, Building Safety Week annually raises public awareness of critical safety issues affecting every person, regardless of age or occupation. These entail the structural soundness of the buildings where we live and work, reliability of fire prevention and suppression systems, plumbing and mechanical systems, and energy

efficiency and sustainability. To ensure buildings are safe requires the active participation of building safety and fire prevention officials, architects, builders, engineers, and others in the construction industry, as well as property owners.

"Public safety is our number one concern," said Cobb. "During Building Safety Week and all year long, building safety and fire prevention officials are here to help protect the citizens of Metropolitan Nashville-Davidson County."

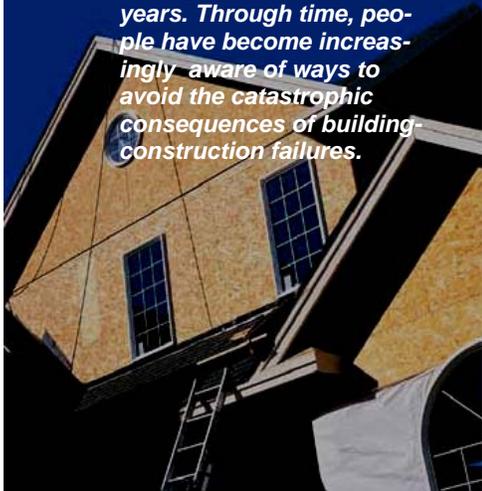
Building Safety Week, first observed in 1980, is sponsored by the International Code Council, a membership organization dedicated to building safety and fire prevention, of which Nashville-Davidson County is an active member. The International Code Council develops the codes used to construct residential and commercial buildings, including homes and schools. Most U.S. cities, counties and states choose the International Codes—building safety codes developed by the International Code Council.



Photo and logo courtesy of International Codes Council

Building Codes— How They Help You

The regulation of building construction is not a recent phenomenon. It can be traced through recorded history for more than 4,000 years. Through time, people have become increasingly aware of ways to avoid the catastrophic consequences of building construction failures.



1-888-ICC-SAFE (422-7233) | www.iccsafe.org

Who Needs Building Codes?

We all do—whether in our homes, offices, schools, stores, factories, or places of entertainment. We rely on the safety of structures that surround us in our everyday living. The public need for protection from disaster due to fire, structural collapse, and general deterioration underscores the need for modern codes and their administration.

HOW RELIABLE ARE THEY?

Most aspects of building construction—electrical wiring, heating, sanitary facilities—represent a potential hazard to building occupants and users. Building codes provide safeguards. Although no code can eliminate all risks, reducing risks to an acceptable level helps.

WHAT IS A BUILDING CODE?

Practically, it is the government's official statement on building safety. Technically, it is a compendium of minimum safety standards arranged in a systematic manner (codified) for easy reference. It embraces all aspects of building construction—fire, structural, plumbing, electrical, and mechanical.

WHAT IF I WANT TO DO A BUILDING PROJECT MYSELF?

Building departments have pamphlets and brochures explaining, in detail, how to obtain permits and design and construct a safe building. Inquire within your local community.

WHY SHOULD CODES APPLY TO MY OWN HOUSE?

For several reasons:

- For your personal safety, and that of your family, and the guests invited into your home.
- To ensure the economic well-being of the community by reducing potential spread of fire and disease.
- For the conservation of energy.
- To protect future home purchasers who deserve reasonable assurance that the home they buy will be safe.

From the brochure
"Building Codes, How They Help You,"
published by the
International Codes Council.



Council Lady Sandra Moore, Brady Banks, Director of the Mayor's Office of Neighborhoods and Scott Wallace, Neighborhood Liaison with MOON, Jason Adkins, Organic Gardening expert, and Dr. Chris Farrell, Biology professor with Trevecca Nazarene University prepare to kick off the Community Garden project.



Volunteers move the first raised beds into position



Community volunteers prepare to fill the raised beds



Dr. Chris Farrell prepares to transplant the new seedlings to the raised beds.

Chestnut Hill Gets Community Garden

Earth Day, April 22, 2009 was a big day in Chestnut Hill! The Trimble Action Group (TAG) neighborhood group, partnered with Trevecca Nazarene University and Johnson School to install and dedicate the neighborhoods first Community Garden.

Chestnut Hill, renamed from the old "Trimble Bottoms", is undergoing a major renaissance. This area runs from 4th Avenue South east to Browns Creek and Lafayette south to Factory Street. New homes are being built on 2nd Avenue and throughout the neighborhood. Criminal activity has taken a nose-dive as neighbors unite to rebuild this historic, once vibrant, neighborhood.

The idea for the community garden is the brainchild of Chris Farrell, PhD, Director, Medical Technology, of Trevecca Nazarene University and renown Organic Gardner, Jason Atkins. Part of Trevecca's mission is to provide be an integral part of the community. To that end, the university has undertaken a number of community outreach projects.

"The urban garden is a real world laboratory in the community that allows us to test and learn strategies to promote social and environmental justice".

Dr. Chris Farrell, Trevecca University

Quote taken from "The Tennessean", article by Jenny Upchurch

To prepare for the project, "...we collected about 400 cubic yards of leaves which were mulched during the winter. We have used about half the resulting volume..." according to Dr. Farrell. According to Dr. Farrell, "all of these activities are being taught at Napier Elementary, Johnson High School and the Trevecca Nazarene Universities Social Justice Program. They should result in a cost savings for Metro of \$50 per ton for disposal costs."

Clair Jasper, Principal of Johnson School is providing the plot and will use the garden as a teaching aid for many students at the school. When approached by Dr. Farrell with the idea to use the land for a community garden, Ms. Jasper felt that, "the garden will offer our students a wonderful opportunity combine hands-on learning with several of the schools programs."

It is a proven fact that Community Gardens pull neighbors together much like sitting on the front porch did in days gone by. Area residents will pay \$10 for a space in the garden. All of the materials used to construct the garden have been donated. "Our goal is to provide fresh produce to the community," said John Munn, area resident and member of the Trimble Action Group. "If we can remember to honor our birth mothers on Mother's Day, why can't we honor Mother Earth with the respect that she has earned and deserves? And, shouldn't we do that every day? Working in the garden and providing the neighborhood with fresh organic produce without the chemicals, or pollution created in transporting produce from other states or countries, makes a huge local difference," Munn said.

Right now there are five raised beds that are 4 feet wide by 12 feet long. Twenty additional beds will be built this summer on the Johnson school summer campus at Chestnut Street and First Avenue. It's hoped that the garden will grow to have over 60 raised beds.

CHARLOTTE AVENUE RECYCLE DROP-OFF TO RE-LOCATE

*New site at Charlotte Wal-Mart SuperCenter
becomes operational on May 1st*

Metro's community recycle drop-off site at the Charlotte Center Strike & Spare in west Nashville will close on May 1, according to Metro Public Works.

The drop off is being re-located to a new site at the Wal-Mart SuperCenter, 7044 Charlotte Pike. It will continue to be open 24 hours and accept all the same materials for recycling: newspaper, mixed paper, paper board, cardboard, aluminum, tin, glass containers, plastic bottles & containers.

A change in ownership of the Strike and Spare shopping center property brought about the need to relocate, Public Works Director Billy Lynch said.

"We want to acknowledge the management of Charlotte Wal-Mart SuperCenter for stepping in and offering their property as a new location for this recycle drop off," Lynch said. "Without their participation, the facility would have been closed permanently. The new site is just a few miles away from the current location, so area residents will continue to have a convenient place to take their recycling."

Public Works and Wal-Mart currently partner to operate a community drop off at the Neighborhood Market on the corner of Edmondson Pike and Old Hickory Blvd, Brentwood.

"Our partnership with Wal-Mart has allowed Public Works to be able to expand our network of drop off sites throughout Nashville and make recycling available to more and more citizens," Veronica Frazier of Metro Beautification said.

Public Works currently operates 15 recycle drop off sites, with plans to open more facilities later this year. A complete list of sites, operating hours and driving directions is available at www.nashville.gov/recycle.

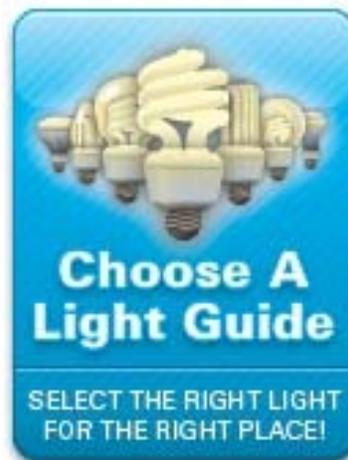
The Division of Waste Management promotes waste reduction among residences and businesses in Nashville and Davidson County. Each year thousands of tons of waste are disposed of by Nashville residents and businesses. The Division of Waste Management encourages residents and businesses to reduce what they purchase, purchase products made from recycled material, reuse whenever possible and recycle/compost the rest.

All residents and businesses in Nashville have convenient access to recycling. If you are located within the Urban Services District (USD) and have Metro Public Works trash collection (using the brown trash carts), you qualify for curbside recycling. If you live outside of the USD, Nashville has 13 recycling drop-offs and 3 recycling convenience centers available around the county.

For more information about residential recycling, business recycling, or composting you can also call 880-1000.



Brought to you by the Department of Public Works



Did You Know: If every American home replaced just one light bulb with an ENERGY STAR qualified bulb, we would save **enough energy to light more than 3 million homes for a year, more than \$600 million in annual energy costs**, and prevent greenhouse gases equivalent to the emissions of more than **800,000 cars**.

SAFETY CORNER

FIRE SAFETY

Smoke Alarms Can Save Your Life

What is the most important thing to remember when installing a smoke alarm?

Location, location, location!

In order to be safe, you should:

- Install smoke detectors on every level of your home including basements.
- Install smoke detectors outside of each sleeping area and for extra protection inside bedrooms.
- Installing the smoke detector at the proper level and always by manufacturer's instructions will give you the earliest possible warning.



Smoke alarms can't help unless they are functional and you can hear them. Building safety codes require smoke alarms. For more information about smoke alarms or other fire safety tips, contact the Fire Marshalls office at 862-5421.

Save The Date—Codes Announces Annual Golf Tournament

The 13th Annual Metro Codes Charity Golf Tournament will be held on October 17, 2009 at the Ted Rhodes Golf Course.

Last year's tournament, through the support of 128 golfers and 99 sponsors, resulted in yet a new record \$28,000 being donated to three 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.



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



Department of Codes & Building Safety

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Nashville, TN 37210
615-862-6590 / Fax 862-6593

Mayor - Karl F. Dean

Director - Terrence Cobb
Asst. Director - Bill Penn
Office Hours: Mon-Fri / 7:30-4:00



New Federal Law Mandates Child Resistant Portable Gasoline Containers

Children and gasoline don't mix and as the summer begins along with yard work, the chance of accidents rises accordingly. With the passage of the Children's Gasoline Burn Prevention Act, an additional layer of fire safety and burn protection has been added for families across the country.

The President signed the Act into law which requires portable gasoline containers manufactured for sale in the U.S. on or after January 17, 2009 to conform to child resistance safety requirements.

Gasoline containers will join containers with other flammable liquids, such as turpentine, charcoal lighter fluid, and torch fuel that are required to have child resistant closures. CPSC has jurisdiction over child resistant product packaging.

"Families who purchase gasoline cans with child resistant gas caps and who keep all flammable liquids out of the sight and reach of children are improving the safety of their homes," said CPSC Acting Chairman Nancy Nord.

CPSC recommends these safety tips for consumers.

- Buy a gasoline container that is child resistant.

- Place a gasoline container in a well ventilated, cool area.
- Never store gasoline or other fuel inside the house, in the basement, or near a fuel-burning appliance, open flames, pilot lights, stoves, heaters, electric mowers, or any other sources of ignition.
- Never smoke near gasoline.
- Never carry gasoline in the trunk of the car. Escaping vapors can easily ignite.
- Keep gasoline, kerosene and other fuels out of the reach of children. Never permit children to play with matches or fuel.
- CPSC also requires child resistant packaging for many products that are dangerous for children to swallow including over-the-counter pain relievers such as aspirin, ibuprofen and acetaminophen, household cleaning products including drain openers, personal care products such as baby oil and mouth-wash containing ethanol, and adult strength vitamins and supplements with iron. For aspirin and oral prescription medicine, special packaging has saved the lives of about 900 children since the early 1970s.