



Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County

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Boarding and Securing Vacant Property

Metro enacts new standards for proper boarding and securing of vacant buildings.

New Rules Are In Effect For Boarding of Vacant Buildings

Section 16.24.340 of the Metropolitan code of Laws gives the Director of Codes Administration the authority to order any vacant building or structure to be boarded if he feels that building or structure is unsafe, or is a hazard to the public health, safety or welfare. Any person owning or having control of such vacant building or structure shall at the direction of Codes lock, board or otherwise secure all windows, doors and openings on the ground floor of the building to restrict entry by unauthorized persons.

Failure to properly secure a vacant building or structure can cause several dangerous conditions to occur. The building could be used for illegal activity and other crimes, to include violent crimes, or the property can be vandalized, further contributing to its deterioration.

To address this issue, Metro council amended the property Standards Code to include new standards for the boarding of vacant structures and buildings.



A vacant building that is boarded shall be boarded by using a minimum of three-eighths inch plywood, OSB, composite board or equivalent.



Any board placed on a vacant building shall be painted a color that is consistent with the color of the structure using exterior grade paint.



Any board placed on a vacant building shall be cut to fit into any windows, doors or other openings on such vacant building.

Whenever an owner is required to board their property by Codes, the boards must be painted within fifteen days of being affixed to the structure.

The Director of the department of Codes has the authority to waive the

aesthetic requirements of section 16.24.340(U) in the event of a natural disaster or in the interest of public safety.

Special Conditions

Normally, the requirement to board window and door openings applies to those openings located on the ground floor of the building. However, if there is access to openings on floors above the ground level, those openings must be secured to the same standard as those on the ground floor. The photo below is an illustration of an opening that, because it can be easily accessed from the ground level, would also need to be boarded according to the new boarding standards.



An example of a second story door opening that would require boarding because of access via the stairway from the ground level.



These are examples of buildings that do not meet the new boarding standards.



First Green Occupancy Certificates Issued

The Metropolitan Department of Codes and Building Safety issued Nashville's first Green Occupancy permits to Lawrence Brothers for their developments in the Germantown community.

"Building green makes perfect business sense. To be efficient with materials while constructing an energy efficient structure which also manages water usage is simply a best practice in today's world,"

Terry Cobb, Director of Codes and Building safety. "We are very proud to be working to make Nashville greener and we are so happy contractors such as the Lawrence brothers are working for the same goal."

The Green Occupancy permits were issued for seventeen properties on Fourth Avenue South, Seventh Avenue South as well as Van Buren Street.

Lawrence Brothers, LLC is a Nashville-based EarthCraft House builder. Their commitment to the environment and building responsibly has gained them notoriety for sustainable homes and for mixed-use developments in their region. Their Morgan Park Place development, located east of downtown Nashville, in the historic Germantown neighborhood, is the first multifamily unit certified EarthCraft House in the state of Tennessee. In 2007, it received both the Governor's Environmental Stewardship Award for excellence in sustainable building and the Nashville Chamber of Commerce Beautification Award.

The Lawrence Brothers interest in green building and a certification program lead the company to EarthCraft House, and in 2005 they joined the program as a means to "certify the quality of our construction," according to Skip Lawrence, who with his brother Bill are business partners in this construction company.

According to the Lawrence Brothers, "We are grateful to the EarthCraft House program for providing us a roadmap for accomplishing energy efficient, responsible buildings. Energy efficiency and sustainability is now an integral part of our business."



Skip Lawrence accepts the first Green Occupancy permit from Nashville Mayor Karl Dean.

EarthCraft Certified Projects



Van Buren Street Project

Last year, the U.S. Green Building Council (USGBC) Middle Tennessee Chapter bestowed the Green Star Award in Residential Contribution to the Lawrence Bros. LLC for their continued excellence and commitment to high performing homes.



1500 4th Avenue South project



1320 7th Avenue North



1322 7th Avenue North

The EarthCraft program serves as a blueprint for energy and resource 1e efficient homes. EarthCraft House has been a Southeastern pioneer in their voluntary green builder initiative with a record-number of builders and houses certified.

Call for Proposals: Tennessee Conference of Historians

The Tennessee Conference of Historians will meet on the campus of Cumberland University in Lebanon, Tennessee, on 25-26 September 2009. The keynote speaker will be Dr. Mark M. Smith, the Carolina Distinguished Professor of History at the University of South Carolina.

The Program Committee is now accepting paper and panel proposals on any subject from scholars within or outside of Tennessee. Paper proposals should consist of a one-page abstract of the presentation topic and a curriculum vitae. Panel proposals should include a one-page abstract summarizing the panel's theme, a one-page abstract of each participant's presentation topic, and a curriculum vitae for each participant.

Please mail proposals to:

Dr. Mark R. Cheatham
Department of History
Cumberland University
One Cumberland Square
Lebanon, TN 37087
mcheatham@cumberland.edu,

For further information, please consult the conference website <http://www.cumberland.edu/tch> or contact Dr. Cheatham by email or by phone at (615) 547-1341.

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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.



Our new [Citizens' Guide to Metro's Performance](#) lets you view key performance information on many Metro departments and agencies and learn more about how Metro does strategic planning and measures performance.



Visit the [Citizens' Guide to the Metro Budget](#). Review significant accomplishments in the current fiscal year and learn more about the budget process and highlights of the  [Annual Budget](#) for Fiscal Year 2008.

New Property Standards Review Board Member Appointed



Mrs. Ann Shepherd has been appointed by Mayor Dean to the Property Standards Appeals Board to serve a four year term.

Ann lives in the Donelson Hermitage community and is a graduate of the 2009 class of Leadership Donelson Hermitage. She is currently the president of the Donelson Hermitage Neighborhood Association.

Mrs. Shepherd has been a member of the St. Stephens Catholic Community for more than 18 years and she is the Payroll Manager for the Diocese of Nashville. Ann is also a consultant and secretary of the Executive Committee for the Music City Invitational Marching Band Contest and is a liaison member of the New Hope Meadows Homeowners Association.

Property Standards Hosts Summer Intern

Natasha Pride, a senior at Nashville School of the Arts, has joined the Codes department as part of the Metro Summer Internship Program. Ms. Pride, who is originally from Chattanooga, Tennessee, will be working in Codes for the next four weeks.



Natasha is working with our administrative staff within the Property Standards division on a number of projects, to include the Landlord Registration Program, preparing documents for storage in at Metro's document archives, and she is learning how to query and answer requests for information using our KIVA Request For Service (RFS) system. She has proven to be a very fast study, picking up the complexities of our KIVA system in just a few days.

In addition to her employment as a summer intern, she has also been working for Dairy Queen for the last two years. She has been involved in a number of extracurricular activities in school, and she

Property Standards Production Report May 2009

New RFS Cases Received	1,219
Number of Violations Noted	1,295
RFS Cases Closed in May	258

MAYOR SETS COURSE FOR SUSTAINABLE HEALTH CARE SERVICES FOR CITY'S UNDERSERVED AND INDIGENT

Mayor Karl Dean has appointed a community advisory group to assist in developing a sustainable business model for providing health care services to Nashville's underserved and indigent citizens.

The advisory group will facilitate community involvement for John Snow Inc. (JSI). The national consulting firm has been selected to advise Metro Government and the Nashville Hospital Authority on a more cost-effective method of operating General Hospital and the city's other health care facilities.

"General Hospital plays a vital role in providing services for our city's indigent and underserved. And it's partnership with Meharry Medical College makes it the teaching hospital for a historic institution in our city," Dean said. JSI will begin to meet with Metro Government officials immediately to gain an in-depth understanding of the Hospital Authority's current operations. Recommendations will be developed over the next several months on the best model to deliver health care services to indigent residents in Nashville.

Metro Government has provided a subsidy to the Hospital Authority every year since fiscal year 2000 between \$40 million and \$50 million. In addition to the annual subsidy, General Hospital took out a line of credit with Metro to cover cost overruns. The Metro Council forgave \$50 million in debt in 2006. The mayor's proposed operating budget for fiscal year 2010 includes forgiving an additional \$32 million.

Community Advisory Group Members:

Adolpho A. Birch Jr., co-chair
former Chief Justice of the Tennessee Supreme Court

Jack Bovender, co-chair
chairman and retired CEO of Hospital Corporation of America and 40-year veteran of the healthcare industry

Mary Bufwack
CEO of United Neighborhood Health Services

Howard Gentry
CEO of the Nashville Chamber Public Benefit Foundation and former vice mayor of the Metropolitan Government of Nashville

Sam Howard
chairman of investment holding company Phoenix Holdings Inc. and chairman of Xantus Corp.

Beverly Jacobs
resident of the Hadley Park neighborhood community and former chair of the Community Organizing Committee for the Vanderbilt University-North Nashville Community Outreach Partnership Center

Jeff McKissack
CEO of Matthew Walker Comprehensive Health Care Inc.

Clayton McWhorter
former chairman and CEO of HealthTrust Inc., founder and chairman of investment firm Clayton Associates

Waverly Crenshaw, ex-officio
chair of the Hospital Authority Board

Rich Riebeling, ex-officio
director of finance, Metropolitan Government of Nashville

"As the health care capital of the world, we are bringing to bare Nashville's preeminent health care experts and community leaders to ensure our community's health care needs continue to be met and in a way that is financially sustainable for the long-term." Mayor Karl Dean

2009 Music City Hot Chicken Festival

The 2009 Music City Hot Chicken Festival will once again be celebrating Nashville's original culinary tradition - hot chicken - on July 4th, 2009.

This free event features the unique southern flare of local restaurants, professional & amateur cooking competitions, inflatable jumpys for the kids, the Yazoo Brewery beer garden, and of course, legendary Nashville music.

The Music City Hot Chicken Festival, approaching its 3rd year, has already been recognized as one of the most unique food festivals in the Southeast. The festival's attendance has grown from 1500 people in 2007 to over 5000 people last year. Our goal for the 2009 festival is 10,000 hot chicken lovers. So please join us for the 2009 Music City Hot Chicken Festival, Nashville's hottest summer festival.

Saturday, July 4th
11am - 3pm
EastPark (700 Woodland Street, Nashville)



EPA GREENSCAPES OFFERS FRIENDLY SOLUTIONS

The Environmental Protection Agency's GreenScapes program provides cost-efficient and environmentally friendly solutions for landscaping. Designed to help preserve natural resources and prevent waste and pollution, GreenScapes encourages [companies](#), [government agencies](#), [other entities](#), and [homeowners](#) to make more holistic decisions regarding waste generation and disposal and the associated impacts on land, water, air, and energy use.



Think about the millions of tons of waste materials that are hauled away, buried, or burned each day from landscaping and grounds keeping operations—trees, shrubs, brush, lumber, asphalt, and concrete, just to name a few. Also, consider the millions of gallons of water, pesticides, fuels, and oils in use each and every day. The costs of these materials—both economic and environmental—can be easily reduced or eliminated with updated landscaping methods. Think how you might be able to incorporate the following elements into your daily operations:

Reduce

Reducing the production of waste is the first and most important step toward efficient material use. When planning a new landscape design or updating a current one, avoid products that require frequent replacement or regular maintenance to reduce future waste.

Reuse

Reuse serves as the second key component to environmentally beneficial landscaping. Reuse of products prolongs the useful life of these materials, thus delaying final disposal or recycling. Many items can be reused effectively without adding much time or energy.

Recycle

Recycling is the segregation, collection, storage, and removal of recyclable or compostable materials from the municipal solid waste stream. Recycling minimizes waste generation by recovering and reprocessing usable products that might otherwise be disposed of (e.g., plastics, green trimmings, food waste).

Rebuy

Rebuying means re-thinking your purchasing habits. Look for products that meet your needs but have a better environmental profile than your current product purchases. Consider biobased, recycled content, and other environmentally preferable aspects in your purchasing decisions. Recycled products, for example, are often more durable than those made with virgin materials, saving money and raw materials over time.

Rebuying is key to sustaining recycling markets, and it aids in the development of technology that conserves resources and prevents waste. You can work with your managers, clients, suppliers, and vendors to identify and establish specifications to purchase various environmentally preferable products. Use the [product reminder list](#) to help you identify and purchase biobased or recycled-content products for landscaping construction or maintenance projects.

More more information, go to: <http://www.epa.gov/epawaste/consERVE/rrr/greenscapes/index.htm>

How to Choose
the right ENERGY STAR® Qualified Bulbs

	SPIRAL	COVERED A-SHAPE	GLOBE	TUBED	CANDLE	INDOOR REFLECTOR	OUTDOOR REFLECTOR
TABLE/FLOOR LAMPS	Lightbulb icon	Lightbulb icon	Lightbulb icon	Lightbulb icon			
PENDANT FIXTURES		Lightbulb icon	Lightbulb icon				
CEILING FIXTURES	Lightbulb icon			Lightbulb icon			
CEILING FANS	Lightbulb icon	Lightbulb icon			Lightbulb icon	Lightbulb icon	
WALL SCONCES	Lightbulb icon			Lightbulb icon	Lightbulb icon		
RECESSED CANS						Lightbulb icon	
TRACK LIGHTING						Lightbulb icon	
OUTDOOR COVERED	Lightbulb icon	Lightbulb icon		Lightbulb icon	Lightbulb icon		
OUTDOOR FLOOD							Lightbulb icon

AVOID EARLY BURNOUT:

- Only bulbs marked "dimmable" or "three-way" will work on dimmers or three-way switches.
- Most photocells and timers are not designed to work with CFLs.
- For recessed cans only choose bulbs marked "Indoor Reflector" or "For Indoor Use."



SAFETY

CORNER FIRE SAFETY

Grills on Balconies

According to the Metro Fire Prevention Code adopted by the Davidson County, the use of certain types of grills on balconies or within 10 feet of multi-family dwellings is prohibited. This includes charcoal, natural gas, and propane grills.



Please find below the code sections relating to this matter:

NFPA 1 (2006 edition)

10.11.7 For other than one- and two-family dwellings, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft (3 m) of any structure.

Listed electric ranges, grills, or similar electrical apparatus shall be permitted. These types of grills shall not be stored on balconies. The presence of this equipment will only hinder management's ability to enforce these provisions.

Good fire prevention practices should always be used when operating a grill. Always have a way of extinguishing the fire. Never leave the grill unattended. Remember that your actions may have an effect on several. Always think fire safety.

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



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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 **Bill Penn** welcome your feedback on our e-newsletter. Please send your comments to [Bill Penn](mailto:Bill.Penn), at bill.penn@nashville.gov
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