

Metro Codes

E—News For Neighborhoods

Metropolitan Government of Nashville and Davidson County

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Cobb Recipient of Prestigious Fowler Award

Codes Director Recognized at Annual ICC Conference in Charlotte, NC



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](#)

Cobb Recipient of Prestigious Fowler Award

Metro Codes Director Recognized at Annual ICC Conference in Charlotte, NC



Pictured (L to R) – John LaTorra, Chairman of the ICC Awards Committee; Terrence Cobb, Recipient of the 2010 Fowler Award; and Ron Lynn, President of the ICC at the ICC's Awards Luncheon in Charlotte, NC, October 27, 2010

Terrence L. Cobb, Director of the Department of Codes and Building Safety for Nashville and Davidson County, Tenn., was presented the prestigious Bobby J. Fowler Award during the 2010 Annual Conference of the International Code Council in Charlotte, NC. The Fowler Award, which honors the memory of the first chairman of the International Code Council Board of Directors, is given to an individual whose contributions to the building safety and fire prevention industry advance the Council's goals in achieving a safer and sustainable built environment. Particular emphasis is placed on the recipient's focus beyond local or regional concerns to issues and activities that span the globe.

"Bob Fowler was really the driving force that brought us together," Cobb said of the 2003 Code Council consolidation. "I'd like to thank each of you in this industry -- this very special, under-appreciated industry. (Former ICC CEO) Bill Tangye once said, 'Protecting the safety of the public in the built environment



"It has been my privilege to serve with Terry during his tenure on the ICC Board of Directors, and to know him as a peer and friend for many years," said ICC Board of Directors President Ron Lynn, Building Official for Clark, County, Nevada.

is the highest form of public service.' I believe that - and I know that you believe it, as well."

Cobb, the recipient of several prestigious honors including being named Code Official of the Year by the Tennessee Building Officials Association (TBOA) and the ICC Region XIII Chapter, is a member of the Building Industry of Tennessee Hall of Fame. He is a Past President of TBOA and served on the International Code Council and Southern Building Code Congress International Boards of Directors.

"It has been my privilege to serve with Terry during his tenure on the ICC Board of Directors, and to know him as a peer and friend for many years," said ICC Board of Directors President Ron Lynn.

Cobb, a Certified Building Official, was the first chairman of the International Residential Code Drafting Committee and has served as a Code Development Hearing Moderator. As president of the Home Builders Association of Middle Tennessee, he led a team that set a Guinness world record for the fastest residential home built—five hours, 59 minutes and 59 seconds—that was donated to the Nashville Area Habitat for Humanity. Cobb and his department also host an annual golf tournament for charities that serve children with disabilities.

ICC Holds Final Action Hearings for International Energy Conservation Code



Terry Cobb, Director of the Department of Codes & Building Safety in Nashville, moderated the IECC hearings in October.

The Final Action Hearings for the development of the 2012 edition of the International Energy Conservation Code (IECC) were held in Charlotte, NC, October 27th - 30th in conjunction with the Annual Convention of the International Code Council (ICC).

Terry Cobb, Director of the Department of Codes & Building Safety, attended the conference and served as a Moderator during the IECC Final Action Hearings.

During four days of testimony and debate, some 337 proposed changes to the Energy Code were considered and voted upon by the ICC governmental members in attendance at the hearings. A summary of the actions, including descriptions of modifications, and the full Report of the Public Hearings will be posted in the code development section of the ICC web site at www.iccsafe.org in December, 2010.



Attendees at the ICC conference in October presented their concerns and suggestions on proposed changes to the IECC Code.

For a copy of the Final Action Report, click on the link below:

[Report of Final Action on
Proposed Code Changes](#)

The most noteworthy actions by the ICC assembly included approval a package of code changes proposed by the U.S. Department of Energy to achieve a 30 percent increase in energy savings compared to the 2006 edition of the IECC.

The U.S. Department of Energy announced the milestone decision, as follows: “The world of building energy efficiency has reached a major milestone: a 2012 International Energy Conservation Code (IECC) that will achieve a 30 percent increase in energy savings compared to its 2006 predecessor—capturing a goal pursued for the last several years by the U.S. Department of Energy (DOE) and many collaborating organizations in the energy codes community. Building Code officials from across the nation voted by overwhelming majority to pass a series of energy-saving code changes to the IECC, including DOE’s flagship proposals: EC13 for residential buildings and EC147 for commercial buildings, a collaborative effort with the New Buildings Institute (NBI) and the American Institute of Architects (AIA).”

DOE continued; “It is believed that this final package of code changes will achieve the 30 percent goal in both residential and commercial buildings. This decision represents the largest, one-step efficiency increase in the history of the national model energy code.”

According to DOE, the most impactful code changes achieved through these and several other DOE-supported proposals (EC 157, EC166, EC173 and others) are shown below.

Residential Changes

- A mandatory air infiltration test in all homes to ensure building envelope efficiency
- A requirement that ducts be tested to a tighter duct leakage standard
- An increase in stringency for insulation and glazing efficiency requirements
- A set of options to solve the problem of "stranding"—and therefore wasting—heated water: keeping pipes "short and skinny," or insulating them to avoid waste

- The elimination of a former duplication of model energy codes between the IECC and the International Residential Code, streamlining the process into a singular, efficient path to residential compliance

Commercial Changes

- Comprehensive revisions to IECC's Chapter 5, including the compliance option to choose between high performance lighting, high performance HVAC equipment, or onsite renewable power generation
- More efficient air leakage requirements by requiring continuous air barriers for the building envelope
- A “commissioning” requirement for HVAC systems
- Increased efficiency of the opaque thermal envelope provisions
- Increased fenestration efficiency
- Mandated automatic daylighting controls for buildings with a window-to-wall ratio over 30%
- A requirement for skylights and daylighting controls for spaces over 10,000 ft² in certain building types
- Added efficiency requirements for cooling towers
- Increased minimum efficiency requirements for certain HVAC equipment
- Increased HVAC piping insulation provisions

The 2012 Edition of the International Energy Conservation Code will be published by the ICC in 2012. The ICC anticipates that the 2012 edition of the IECC will be available in print and electronic format in the Spring of 2011. *Note: approvals are not final until the deadline for appeals to the ICC Board of Directors has passed.*

About ICC

The International Code Council (ICC) is a membership association dedicated to building and life safety, fire prevention, energy conservation and accessibility. ICC develops the codes and standards used to construct residential and commercial buildings, including homes and schools.

The International Codes, or I-Codes, published by ICC, provide minimum safeguards for people at home, at school and in the workplace. The I-Codes are a complete set of comprehensive, coordinated construction codes which benefit public safety and support the industry’s need for one set of codes without regional limitations.

Fifty states and the District of Columbia have adopted the I-Codes at the state or local level.

Codes Recognized for Support of Extreme Makeover Project



Brian Sweatt, with his son Kobe, present Codes with a banner and poster signed by the staff and students of the Lighthouse Preschool. Accepting on behalf of the Codes department was Director Terry Cobb, Plans Examination Chief Wade Hill, and Assistant Director Manley Biggers.

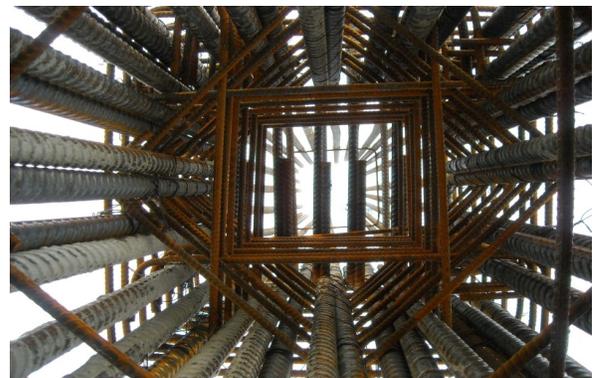
The department of Codes & Building Safety took part in the “Extreme Makeover: Home Edition” project in September. Metro Codes provided building and trades inspectors who worked round-the-clock with the construction crew to make the required progress inspections and help keep the project on schedule. The Extreme Makeover crew chose the Lighthouse Preschool after learning about the damage it suffered as a result of the flood in May of this year. Nick-named “The Nashville Build,” 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.



Music City Center Update

The latest fact of the week taken from the Music city Center Update:

- We have poured 38,000 cubic yards of concrete to date, and our concrete subcontractor will add a second shift next week.
- The photo on the right is of a rebar column, shot from ground level looking up. Concrete will be poured around the rebar and when the form is removed, a structural column will be in place. Today we have completed 1000 such building columns.



Fire Safety Tips from the Department of Codes & Building Safety

1. Install Smoke Detectors.

Smoke detectors save lives! Working smoke detectors can alert you to a fire in your home in time for you to safely escape, even if you are sleeping. Install smoke detectors on every level of your home, including the basement, and outside each sleeping area. If you sleep with the door closed, install one inside your sleeping area as well.

Test detectors every month, following the manufacturer's directions, and replace batteries at least once per year. Adopt the simple lifesaving habit of changing smoke alarm batteries when changing clocks back to standard time each fall.

Never "borrow" a smoke detector's battery for another use – a disabled detector can't save your life.

- and finally, smoke detectors don't last forever. Replace detectors that are more than 10 years old.

2. Plan Your Escape.

If a fire breaks out in your home, you have to get out fast! Prepare for a fire emergency by sitting down with your family and agreeing on an escape plan. Be sure that everyone knows at least two unobstructed exits – doors & windows – from every room. [If you live in an apartment building, do not include elevators in your escape plan.] Decide on a meeting place outside where everyone will meet after they escape. Have your entire household practice your escape plan twice a year.

3. Keep An Eye On Smokers.

Careless smoking is the leading cause of fire deaths in the U.S. Smoking in bed or when you are drowsy could be deadly. Provide smokers with large, deep non-tip ashtrays and soak butts with water before discarding them. Before going to bed or leaving home after someone has been smoking, check under and around cushions and upholstered furniture for smoldering cigarettes. Another idea is simply not allow smoking inside your home.

4. Cook Carefully.

Never leave cooking unattended. Keep cooking areas clear of combustibles and wear clothes with short, rolled-up or tight fitting sleeves when you cook. Turn pot handles inward on the stove where you can't bump them and children can't grab them. Enforce a "Kid-Free Zone" three feet around your kitchen stove. If

grease catches fire in a pan, slide a lid over the pan to smother the flames and turn off the heat. Leave the lid on until cool.

5. Give Space Heaters Space.

Keep portable heaters and space heaters at least three feet from anything that can burn. Keep children and pets away from heaters, and never leave heaters on when you leave home or go to bed.

6. Remember: Matches & Lighters are Tools, Not Toys.

In a child's hand, matches and lighters can be deadly. Store them away and out of reach. Teach your children that matches and lighters are tools, not toys, and should be used only by adults or with adult supervision. Teach children to tell a grown-up if they find matches or lighters.

7. Post Your House Numbers.

To assist fire and emergency personnel in finding your home as quickly as possible, post your house numbers on your house and/or mailbox. The numbers should be posted on a contrasting background and be readily visible and legible from the street – a minimum of 3 inches tall. During a fire or medical emergency, 'minutes' may mean the difference between life and death.

8. Use Electricity Safely.

In an electrical appliance smokes or has an unusual smell, unplug it immediately, then have it serviced before using it again. Replace any electrical cord that is cracked or frayed. Don't overload extension cords or run them under rugs. Never use extension cords as permanent wiring. Don't tamper with your fuse box or use improper-size fuses.

9. Crawl Low Under Smoke.

During a fire, smoke and poisonous gases rise with heat. The air is cleaner near the floor. If you encounter smoke while you are escaping from a fire, use an alternate escape route.

10. Stop, Drop and Roll.

If your clothes catch fire, don't run. Stop where you are, drop to the ground, cover your face with your hands, and roll over and over to smother the flames.

Other Links for helpful information



Mayor and Developers Break Ground for New German Town Apartments

Construction to Begin on 242-Unit Apartment Complex

Mayor Karl Dean and Bristol Development Group broke ground at what will be the location of Vista Germantown, a 242-unit apartment community located in downtown Nashville, on October 20th.



Artists rendering of new 242-unit Vista Germantown apartment complex.

Permits for the project, which has been in the planning stage since 2008, were obtained in September of this year. The permits for project are valued at close to \$32 million dollars.

The property located between fifth and Sixth Avenues in Germantown are being developed by a joint venture between Associated Estates and Bristol Development Group. The project will be managed by Associated Estates, and consists of one and two

bedroom apartments, structured parking, a fitness center and an outdoor pool. One of the highlights of the development will be the spectacular views of Nashville's downtown skyline.

Bristol Development Group hosted a reception at the German-town Café to celebrate the start of the long awaited project.



Artists three-dimensional rendering of new 242-unit Vista Germantown apartment complex as it will appear upon completion in 2012.

Nashville Flood Digital History Project

The historical record of what happened in Nashville, as told by the people who lived through it.

A project of the Nashville Public Library Special Collections Division.

Mayor Karl Dean announced that the Nashville Public Library will lead a city-wide digital history project to document the events of the May flood that devastated large portions of Nashville and Davidson County.

The Public Library will partner with local institutions along with several community-based organizations and Metro agencies from around the city to collect and organize individual accounts, photographs, videos and other materials to serve as the definitive historical record of the Flood of 2010. The historical collection will be made available through a web portal that will be housed and maintained by the Public Library so that scholars and historians will have permanent access to the information.

"Six months ago doesn't feel like history to any of us yet, especially as we continue to work on the city's recovery," Dean said. "But it's important that we begin work now to preserve information about the flood, which will no doubt be viewed for decades to come as a historic event that forever changed our city. The Public Library is the absolute right entity to lead this effort. I look forward to participating in the project and having the opportunity to review the materials when the project is complete."

The mayor made the announcement during the Nashville Downtown Partnership's Annual Meeting and Awards Luncheon today where he and Metro employees were honored for their service to the city during the historic natural disaster. Donna Nicely, direc-

tor of the Nashville Public Library, was presented with a copy of a video the Downtown Partnership produced about the impact of the flood on downtown to be included in the project.

"It is the mission of the library to preserve and share across generations the wisdom, culture, and history of our community," Nicely said. "This Flood 2010 Digital Project will be the historical record of what happened, as told by the people who lived through it."

The Public Library will be seeking and training volunteers to gather oral histories and digitize photographs and other memorabilia. The collection will be unveiled during the summer 2011. More information is available online at <http://library.nashville.org/flood/>.

Partners

Mayor's Office	United Way
Metro Arts Commission	Restore the Dream Center (Bordeaux Center)
Metro Archives	Brentwood Public Library
Neighborhoods Resource Center	Matthew Walker Comprehensive Health Center
Fisk University	Lipscomb University
Nashville State Community College	
McGruder Family Resource Center	

"Nashville Public Library is committed to preserving and sharing across generations, the wisdom, culture, and history of our community." - Nashville Public Library Board of Trustees, 1996

Notes on Historic Zoning—Increasing Energy Efficiency in Old Buildings

While you are enjoying these beautiful early Tennessee fall days you may be thinking ahead to the colder days soon to come and how you can increase the energy efficiency of your home. If you live in an older home, you may be experiencing high energy bills and have just chalked it up to the inefficiency of an old building; however, if these buildings are well maintained they can work as well, and maybe even better, than a new building. The buildings with the worst reputation in terms of efficiency are those built between 1940 and 1975, according to a study conducted by the Energy Research and Development Administration. (The majority of Nashville's historic homes were constructed prior to 1950.) The U.S. Energy Information Administration tells us that commercial buildings constructed prior to 1920 use roughly the same amount of energy as more efficient buildings built since 2000. The reputation of older structures as energy sieves is simply not justified by the data.

So what do you need to do to take advantage of the efficiency of your old house? A few of the easiest ways to conserve energy are: lowering the thermostat in the winter and raising it in the summer, reducing the level of illumination, having mechanical equipment serviced regularly, cleaning radiators and forced air registers, and taking advantage of the home's original sustainable design features. Homes constructed at the turn-of-the century and before did not originally have central heating and air systems so they were designed to be energy efficient year-round, using such details as operable windows, shutters, transoms and awnings. In this region, balconies, porches, wide roof overhangs, and shade trees minimize the heat gain from the summer sun. Taking advantage of these passive measures can save as much as 30% of the building's energy use.

When considering more active measures, know that air moves vertically, not horizontally, so the majority of a building's energy loss is actually through the roof. Often the most cost-effective energy retrofit is to first upgrade the attic insulation and next the insulation in the basement or crawl space beneath the floor. The addition of wall insulation is often not recommended for several reasons. The cost can be high and with the energy loss through the walls being such a small percentage of the total it may not be worth the money. In addition, the introduction of wall insulation can often cause serious technical problems such as trapping moisture and causing decay of materials, a loss of thermal quality or the corrosion of metals and stone.



Storm windows can increase the energy efficiency of an older building and allow for the retention of the historic window

Perhaps the greatest myth surrounding older buildings is the inefficiency of windows. Remember, the majority of energy loss is through the roof. The 10 to 12 percent of total air infiltration lost through windows is through the openings in and around the sash, not through the glass. Therefore, your money is often best spent making sure windows are in good repair and well painted rather than sending old windows to the landfill and installing expensive replacement windows.

Today, we also have the option of adding storm windows to increase efficiency and decrease noise. Storm window designs that use blind stops, have meeting rails that match the existing window's meeting rails and that are painted to match the windows are almost invisible. Adding storm windows will result in a window assembly (historic window plus storm window) with an R factor of 1.79 which outperforms a double paned window assembly (with an air space up to 1/2") that only has an R factor of 1.72. If the walls of a historic building have an R-value in the teens, taking a window from R1 to R3 with a replacement window will not provide sufficient energy savings to offset the cost of replacement windows.

With the hottest weather behind us, now is the time to get up in that attic to check your insulation and enjoy the outdoors by repairing, caulking and painting your windows. A little time spent now will save you money this winter.

This article has been provided by the Metro Historic Zoning Commission which provides Preservation Permits for exterior alterations within historic overlays. When planning a project, contact them early to save time and money. For more information, visit www.metro.gov/mhc.

Please let us know what you think about our service by visiting <http://www.surveymonkey.com/s/8N6GHKC> and completing a short survey. Thank you.

Codes Hosts Annual Golf Tournament

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

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



Department of Codes & Building Safety

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



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@nashville.gov), at bill.penn@nashville.gov Assistant Director, Property Standards Div , 862-6590