



Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

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Commissioner Leslie Newman Appoints James H. "Jim" Pillow as Assistant Commissioner for Fire Prevention



Commissioner Leslie Newman

Tennessee Department of Commerce and Insurance Commissioner Leslie Newman is pleased to announce the appointment of James H. "Jim" Pillow as the Assistant Commissioner for the Fire Prevention Division. Pillow recently spent four years as the Clarksville City Building and Codes Director. He previously spent 10 years with the City of Milan as a Building Official/City Planner.

Pillow has considerable experience in the building industry. With 14 years of experience in building and codes departments, he has numerous certifications with the International Code Council (ICC) including Building Official, Master Code Professional, Housing Code Official, Commercial Building Inspector and Building Plans Examiner. He is also a member of the Board of Directors for the Tennessee Building Officials Association. A Limited License Electrician and Plumber with the State of Tennessee, Pillow is also certified with the ICC as a Plumbing and Mechanical Inspector.

Pillow also has extensive fire prevention experience. A contract instructor at the State Fire & Codes Academy in Bell Buckle, he is a member of the Architects, Engineers and Building Officials section of the National Fire Protection Association. Pillow is certified with the State of Tennessee as a Building and Fire Inspector and with the ICC as a Fire Marshal, Fire Code Official and Fire Inspector. He is also a certified Fire Inspector II by the National Board on Fire Service Professional Qualifications.



James H. "Jim" Pillow

"We are very excited to welcome Jim to our department," said Commissioner Newman. "Jim brings a wealth of knowledge and experience to this position."

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A Gibson County native, Pillow attended the University of Tennessee at Martin and Lamar University in Beaumont, Texas where he studied Business Administration. A former Marine Sergeant, Pillow is also a member of the American Planning Association, International Code Council and the Tennessee Municipal League.

Policy Change Fax Permit Requests No Longer Accepted

Effective August 31, the Department of Codes & Building Safety will no longer accept applications for Building Permits over the FAX machine. Customers need to make arrangements to apply in person or over the internet – using our ePermits system.

In July 2008, the department added building permits to our group of online services. Since July, the department has conducted training sessions, which have been attended by our customers, to demonstrate how to apply for these permits.

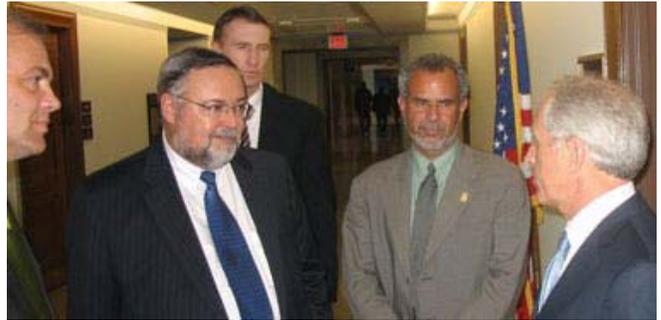
The ePermits service allows our customers to register with the department for secure access to the internet system. There, a customer can make inspection requests, check the status of an inspection, view permit information, pay re-inspection fees, and apply for building permits. Not only can a customer make application for a permit on-line, but they can also pay for the permit using a credit card and issue the permit to themselves.

Our trades' contractors have embraced the convenience of the ePermits system and the response has been tremendous. Since January 1, 2008, customers have applied for, paid for and self-issued 8,089 permits. Today, over 50% of the trade permits issued by the department are processed online. To register to use the ePermits system for building permits, contact Joey Hargis by email at buildingpermits@nashville.gov

Full Court Press Continues

Urge Your Senators to Support the CBCAG Act

The Code Council continues to rally congressional support for the [Community Building Code Administrative Grant \(CBCAG\) Act](#). The legislation passed the House of Representatives and is now being considered by the Senate Committee on Banking, Housing, and Urban Affairs. An ICC delegation met with Senator Bob Corker (R-TN) on Capitol Hill to discuss his support of the CBCAG Act. Corker serves on the Banking Committee and is a former real-estate developer in Tennessee and former Mayor of Chattanooga.



International Code Council CEO Rick Weiland (left), Council Board member Terry Cobb (second from left), Fred Hatfield of CStrategies and Council Board President Steve Shapiro (second from right) meet with U.S. Senator Bob Corker (R-TN) to seek his support for the CBCAG Act.

Cumberland River Compact

The Cumberland River Compact, begun in 1997, formed to take on the role of an "educational organization" with the mission being "to enhance the water quality of the Cumberland River and its tributaries through education and by promoting cooperation among citizens, businesses, and agencies in Kentucky and Tennessee."

The Compact's belief is simple: "through education and cooperation more long-term partnerships and solutions will be forged than were we to form yet another "activist" organization." Its vision is equally simple: "to be a trusted source of information and education on water quality and to facilitate cooperation among all stakeholders to ensure that our rivers and streams continue to provide us with clean water, bountiful crops, healthy fisheries and abundant recreational opportunities."

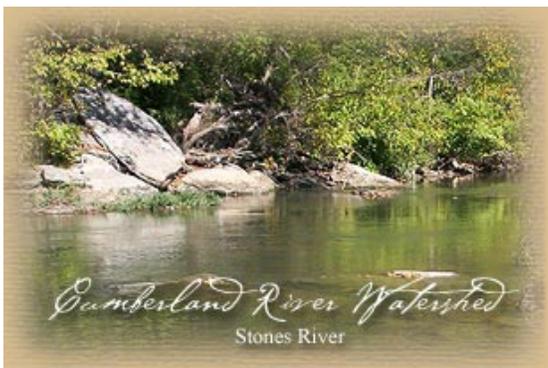


Photo courtesy of the Cumberland River Compact at www.cumberlandrivercompact.org

The Cumberland River is 697 miles long. The Cumberland River watershed covers 18,000 square miles and is home to almost 2 million people. Since 1997, the Compact has set out to create a Watershed Outreach Program in each of the 14 watersheds that make up the Cumberland Basin. A watershed is the land area that drains into a stream. An area of land that contributes runoff to one specific delivery point; large watersheds may be composed of several smaller "sub-sheds," each of which contributes runoff to different locations that ultimately combine at a common delivery point.

Metro Codes to Implement Electronic Plan Submission and Plan Review

Metro is currently in the process of purchasing and installing “Buzzsaw”. This is a system provided by Autodesk to provide electronic plans submission and review.

In our current permitting process customers are now responsible for the submittal of plans to each separate department as required. This fragmented process has led to projects where revisions to the plans required by one department were not resubmitted to all other departments. In some instances, these non-distributed revisions actually created code violations that were not noted until the project was under construction. The problems were then much more difficult to correct.

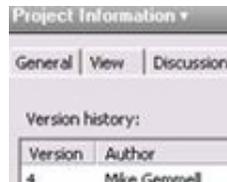
It has long been the goal of Metro to provide a “concurrent” plan review process and it is something we committed to strive to accomplish during our discussions with Diane Neighbors’ Healthy Growth & Development Committee. Concurrent plan review means all departments review and comment on the same set of documents in a given time frame. This allows interaction between departments which will minimize the conflicts that may occur.

The “Buzzsaw” project will provide for electronic plan submittal by customers and an electronic sharing of the plans between departments. The proposed new system will allow the customer (architects, engineers, etc) to send electronic files of documents to a web address. These non-modifiable documents would be loaded into a distribution program. Using this program, all departments in Metro can review the files, make comments and mark-up the documents. Each department can see the comments and revisions requested by other departments as well as the applicant or the applicant’s consultants. The program will also provide an indicator of which documents were marked-up, as well as a log of the comments. How this information is transferred to the field is being finalized but two current options are to have the applicant print a set of documents after revisions have been made to be kept in the field for the inspectors use or give the field inspector’s hand held devices the capability to read the document files. At the end of construction, the files are archived electronically.

This system could eliminate most of the “paper” documents used in plan review Metro wide. This reduction of printing would save our customers an estimated \$200,000 over a one year time period. The system will also track the “time held” for all departments allowing us to better predict the time required for permits of similar size and complexity and all communications can be carried out over e-mail producing a trail of conversations.

Electronic plans reception and review was recommended by the Codes performance audit as a technological improvement to enhance the KIVA permit & inspection tracking system.

As this system is finalized and put into operation we will be contacting users to start signing up for access to the system and we anticipate that the Buzzsaw system will be fully implemented across all Metro departments and on-line before year’s end.



Version Control

Preserve a record of all document versions. Track and manage multiple document versions, add comments, and send notifications when new versions are created



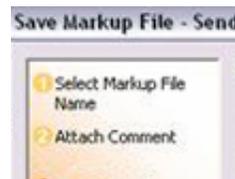
Viewing and Mark Up

Project members can easily view and mark up drawings, maps, and models, streamlining the review and editing process—without the original design creation software.



Layer and Xref Management

See the complete picture. When you upload an AutoCAD® DWG file to Buzzsaw, the file is automatically scanned. Because you decide which xrefs to include, it’s easy to maintain the integrity of your drawings and communicate your intentions.



Notifications

Ensure that everyone is informed. Whenever you upload a drawing or make changes, you can instantly notify your project team members while ensuring that everyone has access to the latest information.

Green Ribbon Tour

Mayor Karl Dean, along with the "Green Ribbon Committee", toured Vanderbilt University's Commons which is Nashville's first LEED certified Gold Building.

This tour was led by E. Baird Dixon, AIA, LEED-AP Principal, Street Dixon Rick, who was responsible for the design of the facility. Members of the committee, appointed by Mayor Dean, were able to see first hand the remarkable work performed by the construction team for the university. Vanderbilt University is the first university in the state to receive Gold level certification from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System.

When he appointed this group, Mayor Dean minced no words in his expectations for our community.

"Nashville needs to be a leading city for sustainable living with clean air, clean water and plenty of preserved open space." He went on to say, "This is important for the livability of our city for current residents and for our future economic growth. Businesses and individuals are attracted to cities with strong environmental practices and transportation options."



E. Baird Dixon, AIA, LEED-AP Principal, Street Dixon Rick leads the tour.

The Green Ribbon Committee will seek community input as it develops actions for improving environmental practices throughout Nashville. Starting today, Nashville residents can share their ideas through an online survey at: www.nashville.gov/mayor/green_ribbon.

"Nashville needs to be a leading city for sustainable living with clean air, clean water and plenty of preserved open space." Mayor Karl Dean



Mayor Dean tours one of the dormitory spaces with E. Baird Dixon.

TECHNICALLY SPEAKING

Byron Hall
Building Inspection Chief

On May 1, 2007 we adopted the 2006 International Residential Code and there were significant changes to Section R 613 regarding window installation. This applies to all windows being installed. The major change being the requirement any window sill that is located 72 inches above the finished exterior grade must be installed at least 24 inches above the finished floor or be provided with at least 24 inches of protection, meeting the requirements of Section R613.2.

Section 613.2 does allow two exceptions, the first is self explanatory. The second exception refers to ASTM standards ASTM F2006 which is for Window Fall Prevention Devices for Non-Emergency Escape and Rescue Windows and ASTM F2090 which is the specification for Window Fall Prevention Devices With Emergency Escape Release Mechanisms.

The general requirements for both of these standards are very similar stating; Window fall prevention devices shall be constructed so as to prohibit the free passage of a 4 inch diameter rigid sphere at any point; the device shall be designed with release mechanisms to allow for emergency escape (egress) without the need for special tools or knowledge.

The location of the release mechanism to be used to open the window shall be visible, and be hinged on one side (not the top or bottom) to provide easy escape and if interior mounted shall not operate outward. This mechanism would

be for bedroom windows that provides emergency exit in accordance with Section R310 of 2006 IRC. The device should be labeled with a warning as a "POSSIBLE FALL HAZARD".

SECTION R613 EXTERIOR WINDOWS AND GLASS DOORS

R613.1 General. This section prescribes performance and construction requirements for exterior window systems installed in wall systems. Windows shall be installed and flashed in accordance with the manufacturer's written installation instructions. Written installation instructions shall be provided by the manufacturer for each window.

R613.2 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches (610 mm) shall be fixed or have openings through which a 4-inch-diameter (102 mm) sphere cannot pass.

Exceptions:

1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window guards that comply with ASTM F 2006 or F 2090.

Council Zoning News

Adopted Legislation:

Bill No. 2008-245 requires all zoning ordinances be submitted to the Department of Law for approval before filing with clerk.

Bill No. 2008-243 adds "rehabilitation services" as a permitted use in the AG and AR2a zone districts.

Filed Legislation:

Bill No. 2008-258 adds an additional fee of \$50.00 for permits within a historic zoning overlay.

Bill No. 2008-282 permits "microbreweries" in CF, IR and IG zone districts.

Bill No. 2008-283 defines wind energy turbines, regulates their size, height and location, and provides rules in case of abandonment.

* This is not a zoning amendment but may be of interest to residential developers.



OTHER ZONING NEWS

The Tennessee Court of Appeals issued an opinion in December of 2007 (*City of Red Bank, Tennessee V. Peter H. Phillips*, Lexis 787) which changes the way non-conforming ("grandfathered") multi-family residential developments have been handled for many years. TCA §13-7-208 grants broad rights to any such non-conforming industrial, commercial or business establishments to continue in operation and even to totally re-build. A non-conforming residential development has historically been deemed to be a "business establishment" with all the rights conferred by the statute. The Court, in the cited case, states: "Owner seeks to use the property in an indisputably residential manner. He desires to lease out the three units of the premises to individuals and families for human habitation. Tenn. Code Ann. §13-7-208 confers no grandfathering protection for this use. Accordingly, only the City's ordinance applies in the matter." [Emphasis added] Thus, any non-conforming residential development is now governed by the Metro Zoning Code, §17.40.640 through 690, which contains no total reconstruction rights, but puts a 50% ceiling on such rights. Discontinuance of such use is limited to 24 months, after which all rights to resume occupancy are forfeited.

Trees Need Water Right Now

The recent dry-spell can mean disaster for your trees so more water is essential right now, according to Stephan Kivett at Metro Codes & Building Safety.

"It appears that the drought season is upon us again this year. Make sure to provide trees and shrubs adequate water during these hot dry days of August. If possible, early morning watering is best. Let a hose run about half pressure for about 15 minutes per plant for best results," said the Urban Forester.

He said that in a few months, area tree farms and nurseries will begin digging trees again and it will be planting season! Mid to late autumn has always been the optimal planting season in the South.

"Be sure to look for quality tree structure and adequate root ball size before purchasing," he said.

He said everyone should feel free to contact the Urban Forestry division at Metro Codes & Building Safety, 862-6488, for any questions about tree planting.



"Zoning Zingers"

Watch your "p's & q's" and UZO's, UDO's, SP's etc., etc., etc.

Be very diligent in verifying zoning on a piece of property. It may have some form of overlay on top of the base zoning.

The UZO generally regulates and dictates setbacks. The UDO specifically deals with design and form. A PUD allows uses within this overlay to be mixed across properties including signage. "SP" (Specific Plan) is technically not an overlay but a zone district which sets out very specific uses and design. This district has uses that are prohibited that may normally be permitted in the base zoning. Historic Zoning Districts regulate the design of new construction but generally not uses. Another overlay is a "Redevelopment District" which is enacted by the Council and Administered by MDHA. Use and design are regulated and may conflict with the Zoning Code. (The Development Office of MDHA may be reached at 252-8400.)

Regardless of what you are told about the zoning on a piece of property, you should always check with Codes or Planning to get the correct base zoning and any overlays on the property. Zoning information may be obtained by calling Codes at 862-6510 or Planning at 862-7190.

WHY RECYCLE JOB SITE WASTES

Construction Recycling

“Sustainable building” has become a national catchphrase. In architects’ offices and on construction sites around the country, there’s increasing emphasis on reducing the environmental impacts of renovation and new construction.

Recycling Construction and Demolition Debris (C&D) recycling is one of the most important aspects of this movement. C&D recycling is among the most visible commitments a developer can make to sustainable building, visible to every worker on the site and to every passerby. In providing materials to local vendors and processors, job site recycling creates employment and economic activity that help sustain local economies.

The reasons to recycle construction and demolition (C&D) wastes are simple but compelling:

1. *Construction and demolition wastes are one of the largest waste streams in the country.*
2. *Almost all job site wastes are recyclable.*
3. *It costs less – usually much less – to recycle job site wastes than to throw them away.*

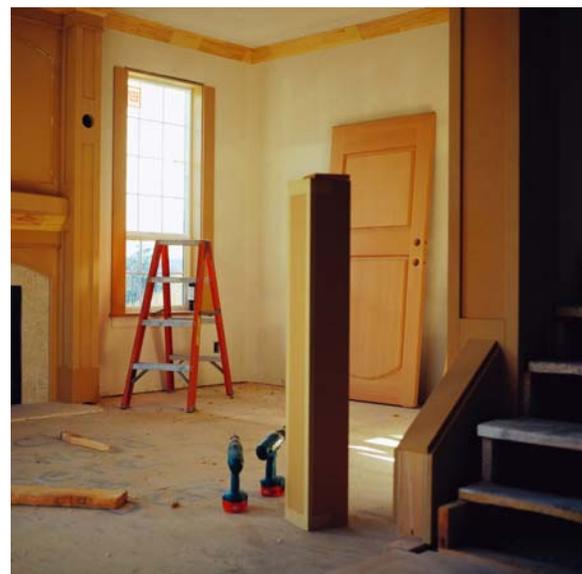
Nationwide, it is estimated that as much as 40 percent of the raw materials consumed in the United States – steel, concrete, glass, and so on – are used in construction. When building stock turns over, all of these materials become waste. This C&D waste stream is enormous: about 130 million tons per year, or about 25% of all of the solid waste that is discarded in the United States.

This waste stream is also very large considered building-by-building. The waste, generated during construction of a new building, is more than the occupants of that building are likely to throw out during one or two years of occupancy

There is hardly a single waste material from a job site that cannot be recycled:

<i>Architectural salvage:</i>	<i>Furniture and Furnishings</i>	<i>Landclearing residuals</i>
Doors and door frames	Office furniture	Trees, stumps, brush
Windows and frames	Partition systems	Soil
Millwork	Medical/lab equipment	Asphalt
Ferrous Metals	Reception/casual furniture	Aggregate
Structural steel	Lockers/athletic equipment	Concrete (with & without rebar)
Steel framing members	Carpeting	Brick
Non-Ferrous Metals	Broadloom	Concrete block
Wiring/conduit	Carpet tiles	Wood
Plumbing (pipes, fixtures)	Roofing	Dimensional lumber
HVAC (ductwork, motors)	Shingles	Panels (plywood, OSB, MDF)
Ceiling tiles	Commercial membrane	Engineered beams (glu-lam, etc.)
Gypsum Wallboard	Wood, metal, slate	Porcelain fixtures

Source: *The Institution Recycling Network, Mark Lennon, Principal Author*



TWO NEW PLUMBING INSPECTORS JOIN CODES



Metro Codes and Building Safety have added Terry Selby and James Hodges as plumbing inspectors, according to Director Terry Cobb

“Together, these inspectors bring more than 50 years of experience to the position,” Cobb said. “Their expertise will be helpful as we continue to keep Nashville a well built and safe community.”

Selby joined the Codes staff on July 14 as a Plumbing Inspector I. Selby has nearly 30 years experience in the plumbing industry and is a licensed journeyman Plumber. For the past 22 years, he worked for R. V. Murphy Plumbing Co.

When away from the office, Selby enjoys playing blue grass music and living the country life in Lebanon. He is married and has one child.



Hodges joined the plumbing inspection staff on July 21. He started his plumbing career while in the US Navy. Before coming to Nashville, he did plumbing work in Cincinnati, Ohio and Houston, Texas. Hodges is a licensed journeyman plumber with more than 18 years in the plumbing business. For the past dozen years, he has been a part of the team at Jack Steakley Plumbing Co. In addition, Hodges served as member of the Board of Plumbing Examiners and Appeals for Metropolitan Government.

Hodges enjoys the outdoors through camping and horses, but also enjoys football and softball. He has one child.

After some on-the-job field training with other inspectors. Selby will be assign an area in southeast Nashville and Hodges will be assigned to an area in southwest Nashville.

**Save The Date - October 18th
12th Annual Metro Codes
Charity Golf Tournament**

The 12th Annual Metro Codes Charity Golf Tournament will be held on October 18th at the Ted Rhodes Golf Course. This year will again be a 4 person scramble with teams made up on a blind-draw. The \$60 entry fee includes greens fee, cart, great lunch, & more prizes.

Registration begins at 7:30 a.m. with a Shotgun Start at 8:00 a.m. Various sponsorships will be available.

Last year’s tournament, through the support of 128 golfers and 99 sponsors, resulted in a record \$24,000 being donated to three local charities through the Metro Employees Consolidated Charities Campaign (MECCC).

We look forward to this year’s event and to surpassing last year’s donations to the local charities.



Golfers begin to “saddle-up” as they get ready for the Shotgun Start.

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

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


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

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