



# Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

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## MAYOR ASKS MDHA TO LEAD RIVERFRONT REDEVELOPMENT

*Capital budget to include first phase of funding*

NASHVILLE, Tenn. – Mayor Karl Dean announced today that he has asked the Metropolitan Development and Housing Agency (MDHA) to oversee the redevelopment of the riverfront in downtown Nashville.

"The Cumberland River should be a focal point of our city," Dean said. "I know MDHA, working with Metro Parks, will be able to guide a comprehensive plan that will integrate the improvement and expansion of Riverfront Park with other redevelopment projects along the river and downtown."

MDHA has appointed Ed Owens to serve as the waterfront redevelopment director for the agency. Owens has worked for the past 10 years as a principal at Gresham Smith and Partners in charge of Planning and Urban Design. Prior to that, he served as manager of the Current Planning and Design Division for the Metropolitan Planning Department from 1980 to 1998.

Chris Koster, riverfront development director

for Metro Parks, will continue to oversee the Parks portion of the redevelopment plan.

Funding to begin the first phase of riverfront redevelopment will be included in the capital spending plan, which is expected to be presented to the Metro Council later this month.



Photo courtesy of Gary Layda—[gary.layda@nashville.gov](mailto:gary.layda@nashville.gov)

The plan to redevelop Nashville's riverfront is the result of 16 months of extensive public involvement and dialogue. The plan envisions a redeveloped waterfront as a recreational, environmental, and economic development asset, and includes such public features as new parkland and play spaces,

greenways, boardwalks, piers and docking facilities, integrated with significant mixed-use development.

Nashville's Riverfront Plan was completed in February 2007 by Hargreaves Associates, a Cambridge, Mass.-based consulting firm that designed waterfront projects in Chattanooga, Knoxville and Louisville, among others. The study was funded by the U.S. Army Corps of Engineers and Metro Parks and Recreation in partnership with the Nashville Civic Design Center.

## Director of Codes & Building Safety Addresses Mayor's "Green Ribbon" Committee



Terry Cobb, Director of Codes and Building Safety, offered an up-date of "Green Initiatives" from his department to Mayor Karl Dean's Green Ribbon Committee. In his report, Mr. Cobb described efforts to increase productivity through "e-Permitting" which allows customers to obtain permits on line rather than appear at the Codes and Building Safety Office as well as progress on the On-Line Plans Review project being undertaken by the department. The Mayor's Green Ribbon Committee on Environmental Sustainability was created to assure that Nashville continues to be a livable city with clean air, clean water, open spaces, transportation infrastructure and an energy use profile necessary to provide a prosperous community for current and future generations.



## Frequently Asked Questions (Another 10)

By: Manley Biggers, Assistant Director

1. Pool fence – when required? Does a pond in yard require fence? In-ground pools or above ground pools with sides less than 4' above ground are required to be enclosed by 4' fence which complies with Appendix G of 2006 International Residential Code. A pool is defined as a structure intended for swimming or other recreational bathing with water that is over 24" in depth. Ponds are not required to be fenced regardless of depth of water.



2. What is difference between a condominium and a townhouse?

A townhouse is a single family dwelling in multi-unit structure where the owner purchases and controls the entire unit from the ground beneath the unit to the roof. A condo is a dwelling in multi-unit structure where purchaser only owns the interior of the unit from paint to paint and carpet to paint. The crawl space beneath and attic space above the condo unit are owned by the association. Both townhouse and condominium units can be single story or multi story but only condominiums can be stacked one condo above the other. Townhomes are regulated by the 2006 IRC and condos are regulated by the 2006 IBC. A minimum of two-hours of fire rated separation is required between townhouse units and a minimum of 1-hour of fire rated separation is required between condominium units.



3. What separation, if any, is required between deck and property line? If a deck is closer to the property line than 3' then it must have a wall/barrier constructed along the side closest to the property line that is 7' high and has a 1 hour rating on the wall's construction.

4. When is a property owner able to obtain self building permit for single family home(s) that they own?

State law allows a property owner to obtain a permit to construct their own single-family residence (in which they intend to live), but such practice is limited to once during any two year period. Residential property owners can take out a building permit to construct additions or make renovations to their principle residence, and may remodel or make improvements up to \$25,000 on any residential property they own, provided it is within their own county of residence. State licensed home improvement contractors may make improvements to residential properties anywhere in the state, up to

\$25,000 each. If the total cost of construction on a single property exceeds \$25,000 then a licensed GC must obtain the permit.

5. When can self electrical, plumbing and mechanical permits be obtained by property owner? Property owners can take out electrical, plumbing and mechanical self permits for alterations and additions they are doing to their principal residence. In order to obtain the permit they must first talk with the chief electrical, plumbing or mechanical inspector and show that they are knowledgeable and capable of doing the work. If the chief signs off on the application the self permit will be issued to the property owner.

6. Does Codes regulate drainage on single family lots? Yes and no. When a new structure is constructed the grading around the foundation should be such that water is directed away from the foundation with a 6" fall within 10' of foundation. In addition when a new structure is constructed on a lot that lot can not be graded in such a manner as to direct water from the lot to within 10' of the foundation of structures on the adjoining lot. Codes does not regulate the overall drainage pattern of a lot.



7. Are permits required for retaining walls? Generally the answer is no, permits are not required to construct a retaining wall. If the retaining wall is associated with a building in such a manner as to allow openings for windows or doors below grade then the retaining wall is considered part of the building and would be part of the permit to construct the building or would require a separate permit to construct the retaining wall. Even when no permit is required to construct a retaining wall the wall must still be constructed in compliance with applicable code and engineered design requirements.

8. Do driveways and sidewalks require permits? No, permits are not required to construct driveways and sidewalks.

As with retaining walls, even though no permit is required there might still be code requirements that must be met in constructing a sidewalk or driveway especially where the walk or drive provides handicap access to a building. Ramps to buildings do require permits and must comply with applicable code and handicap requirements. When



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the Public Right of Way is involved in the construction of sidewalks and driveways approval of the Public Works Department might be required.

9. Does a building permit expire? Yes it expires under several circumstances. If work is not commenced within 6 months of issuance of a permit then the permit becomes invalid and can not be extended. A new permit will be required and no refund will be given for the first permit. Generally if there have been no inspections requested on the building permit within 6 months we take that to mean no work has begun. In addition if there is no work indicated for a permit for a period of a year or more then the permit is considered abandoned and will be canceled. There will be no refund and a new permit will be required. Finally, a permit is good for 2 years and it can be extended to allow for completion of a project without requiring issuance of another permit. Request for extension must be made prior to elapse of the 2 year period. Generally no more than two 90 day extensions will be granted.

10. Are permits required for residential accessory buildings? If the building is less than 100 square feet in area and is not attached to the residence then no permit is required. Zoning and building code set back requirements still apply and the use of the structure might be limited by zoning regulations




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## Sewer-Safe Trees Protects The Environment Drinking Water (Part I)

By Brett West, MTAS and Wayne Clatterback,  
UT, Forestry, Wildlife and Fisheries

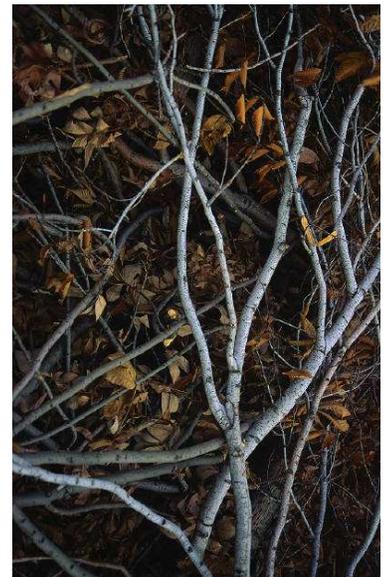
Municipal sanitary sewer systems are, second to the drinking water system, the most important public health asset of a city. When they are properly operating, that is, carrying the wastewater and sewage away from homes and businesses and to the treatment plant, they protect the public from the potential health hazards associated with human waste. However, when blockages in the pipes cause back-ups into homes or businesses or overflows in streets or right-of-ways, the health of citizens is at risk.

One of the factors that contributes to sewer line blockages is the intrusion of tree roots. Landowners and landscape professionals should be aware of the location of sewer lines when planning landscapes. If in doubt about the locations of sewer lines, drain field or connection pipes, contact your local public works department.

In an effort to reduce the amount of root intrusion into sanitary sewer lines, collection operators may recommend trees that are "sewer-safe." The general recommendation is to choose small, slow-growing species, varieties or cultivars with less aggressive root systems and to replace them before they get too large for their planting area. There are no "sewer-safe" trees, but by using small, slower-growing trees, sewer lines should be safer from the intrusion of tree roots.

Tree roots invade sewer lines because the pipes contain three elements necessary for tree growth: water, nutrients and oxygen. Simply put, the roots grow into the pipes because they like it there. The degree of root invasion is dependent upon the condition of the sewer line, the type of tree and the soil conditions that exist in the root zone. Trees generally have as much biomass underground as they have above ground level.

Because roots grow predominately in the top 18-24 inches of the soil, the horizontal spread of the roots can be great. The planting process may be adjusted to maintain an optimum root environment so tree roots stay within that optimum environment and as far from the pipelines as possible.



## Reception Held To Welcome Newly Appointed Assistant Commissioner for Fire Safety Jim Pillow

A reception welcoming newly appointed Assistant Commissioner for Fire Prevention, Jim Pillow was held recently by the Industry Coalition. The sponsoring Industry Coalition consisted of AGC of Tennessee, AIA of Tennessee, Homebuilders of Tennessee, ABC of Middle Tennessee, BOMA of Nashville and Memphis, Tennessee Building Officials Inc., and American Council of Engineering Companies.

Pictured (left to right) at the reception are Assistant Commissioner for Fire Safety Jim Pillow, Hart-Freeland-Roberts Partner Jeff Holmes, Leslie Newman, Tennessee Commissioner of Commerce and Insurance, and Metro Nashville Codes and Building Safety Director Terry Cobb.



## September Is Campus Fire Safety Month

Campus fire safety has become a major safety issue for college campus throughout the United States.

Campus fire safety has become a major safety issue for college campus throughout the United States.

Now in its fourth year, both the United States Senate and the House of Representatives have designated September as "Campus Fire Safety Month". Schools across the country are holding events to educate and inform students about what they can do to help ensure they are not the victim of a preventable fire.

In Nashville, often called the Athens of the South, students from all around the world are returning to university and college campuses to begin another year of higher education. One of the most important aspects of their education, according to Terry Cobb, Director Codes and Building Safety, is how to stay safe in their dorm room as well as off campus housing.

**"It is imperative that students know how critical fire safety is for them and the community." - Terry Cobb**

"Since 2000, more than 125 students have lost their lives in campus-related fires in the United States. In reality, more than 80 percent of the fire incidents were in off-campus settings," Mr. Cobb said. Education and awareness are vital to helping stop this tragic loss of life."

Mr. Cobb said this is a critical time for young people who are living away from home, many for the very first time. It is also an important time for these students to be educated about fire safety



If a student is moving into off-campus housing, here are some questions that should be asked of the property owners, according to the Center for Campus Fire Safety:

- Is this a licensed rental unit?
- Does this apartment have a working fire-smoke detecting unit?
- Is the kitchen equipped with a usable fire extinguisher?
- Do you have the furnace or heating unit inspected annually?
- Does the apartment have a CO detector?
- Does the unit meet all local Code and Building Safety requirements?

"By developing a generation of fire-safe students, future loss of life from fires can be significantly reduced," Mr. Cobb said. The Center for Campus Fire Safety is a non-profit organization devoted to reducing the loss of life from fire at our nation's campuses. The mission of the Center for Campus Fire Safety is to serve as an advocate for the promotion of campus fire safety.

The Center serves as the focal point for the efforts of a number of organizations and also as a clearinghouse for information relating to campus fire safety. If your organization is interested in being a part of the Center, please contact us for details on how you can become a sponsor and help to further the cause of campus fire safety and be a visible part of this growing and vital mission.

**Employee Highlights**

Attitude goes a long way when it comes to customer service and when it comes to Margo Penick, her attitude has been the difference when it comes to the public service and getting the job done.



Since starting with the Metro Codes and Building Safety Department in 1999, Ms. Penick has become a valued member of the permit issuance division. Starting at the reception desk, she learned the process from the start and, since 2004, has been issuing trades permits.

“She provides a valuable service. She is knowledgeable and she delivers excellent service to our customers every day,” Carla Langley-Smith, Ms. Penick’s supervisor, said. “She holds herself accountable and is a dedicated member of the team. She does all of this in a cheerful, energetic manner.”

Ms. Penick began her customer service career with Pinnacle Rehab for 5 years prior to her employment with metropolitan government.

She has one daughter who attends Goodpasture Christian School. She enjoys being involved in her church activities, watching school sports, and exercising.

**Departmental Retirements Announced**

The Department of Codes and Building Safety has lost several long time staff members through retirement.

“Each of these individuals brought a tremendous amount of professionalism and experience to their job every day,” Terry Cobb, Director of Codes and Building Safety. “While I am happy for their decision, their service to our department and to this community will be sorely missed.”

Retiree	Position / years of service
Linda Borum	Admin. Services Officer - (33 years)
Doris McGee	Customer Service Sup. - (29 years)
Frankie Spain	Plumbing Insp. II - (29 years)
Dell Myers	Plumbing Insp. Chief - (13 years)
Larry Buie	Plans Examiner II - (17 years)
Ronny Douglas	Plumbing Inspector - (6 years)
Charlie Kinsolving	Plumbing Insp. II - (15.5 years)
Wayne Butner	Plumbing Insp. I - (5 years)
Andy Wheat	Electrical Inspector - (20 years)

**World Energy Use Projected to Grow 50 Percent Between 2005 and 2030**

World marketed energy consumption is projected to grow by 50 percent between 2005 and 2030, driven by robust economic growth and expanding populations in the world’s developing countries, according to the reference case projection from the *International Energy Outlook 2008 (IEO2008)* released Department of Energy’s division of Energy Information Administration (EIA).

*“High oil prices lead many consumers to switch to other fuels when feasible; fuel-switching and efficiency gains, for instance, slow the growth of oil use in the industrial sector.”*

These prices do not reflect the substantial run-up in prices that has occurred since that time. Nonetheless, although liquid fuels are expected to remain the largest single source of energy through 2030, the liquids share of marketed world energy consumption declines from 37 percent in 2005 to 33 percent in 2030 in the *IEO2008* reference case .

In addition, the share of conventional oil in the overall liquids supply is declines with expanded use of unconventional oil, bio-fuels, and other unconventional liquids.

High oil prices lead many consumers to switch to other fuels when feasible; fuel-switching and efficiency gains, for instance, slow the growth of oil use in the industrial sector. Those trends are even stronger in the *IEO2008* high price case, which reflects oil prices that are closer to those being paid in mid-2008, as this report is being issued.

Average world oil prices in every year since 2003 have been higher than the average for the previous year and prices in 2007 were nearly double the 2003 prices in real terms. The *IEO2008* uses oil price cases originally developed in the summer of 2007 for use in the *Annual Energy Outlook 2008*, which focuses on the U.S. energy outlook.



# 12th Annual Metro Codes Charity Golf Tournament

## Play Day

**Saturday October 18, 2007**

**7:30 a.m. Registration**

**8:00 a.m. Shotgun Start**

**Four-man Scramble—2 Flights**

**Teams selected by "Luck of the Draw"**

## Fees

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

**JOIN US FOR THE DAY !**

## Sign up

**Sponsors and teams make checks payable to:**

**F.A.M.C. and mail to:**

**Jim Winchester**

**863 Granada Avenue**

**Nashville, TN 37206**

## SPONSORSHIP TITLE & NAME:

Sponsor Type: \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone Number \_\_\_\_\_

E-mail Address: \_\_\_\_\_

PLAYERS @ \$60.00 each:

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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 the Easter Seals Camp, Miriam's Promise and Harris-Hillman School, 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.

*Below: Golfers begin to "saddle-up" as they get ready for the Shotgun Start.*



### Department of Codes & Building Safety

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

Mayor—Karl F. Dean

Director—Terrence Cobb

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



**SATURDAY  
OCTOBER 18, 2008**

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



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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](mailto:manley.biggers@nashville.gov)