



# Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

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## Metro Codes to Implement Electronic Plan Submission and Concurrent Plan Review Beginning November 1st

What is "Buzzsaw"? It is an internet-based software product designed by Autodesk to provide electronic plans submission and "concurrent", electronic plan review. Many of our customers should be familiar with Autodesk and its software product known as AutoCAD - an industry leader in computer assisted design. "Buzzsaw" is an Autodesk software product that enables the electronic sharing of plans over the internet.

It has been a goal of the Department of Codes & Building Safety to provide a "concurrent" plan review process for our building permit customers and we've been promoting the idea of "electronic plan submission and plan review" for several years. When we first discovered the Buzzsaw software to facilitate the electronic sharing of plans, we were certain we had found the right product to help us achieve "concurrent plan review".

"Concurrent plan review" simply means that all Metro departments can review and comment on the same set of construction documents within the same time frame. This allows greater interaction and communication between departments, which will minimize the potential inconsistencies and conflicts.

The "Buzzsaw" project will provide for electronic plan submittal by customers and an electronic sharing of a single set of plans between Metro departments.

The proposed new system will allow the customer (architects, engineers, etc ) to send electronic files to a web address. These files would be loaded into a distribution program and sent to all appropriate departments. Using this program, all departments in Metro can review the files, make comments and mark-up the files. Each department can see the comments and revisions requested by other departments.

## Attention Architects, Engineers, General Contractors, Developers

You're Invited. Codes will host a roll-out of the Buzzsaw system to our customers on November 5<sup>th</sup> from 2 until 3:30 PM in the Associated Builders and Contractors (ABC) Banquet Room, 1604 Elm Hill Pike in Nashville. Space is limited to the first 150. To assure your space at the roll-out event, contact Ronya Sykes at (615) 880-2649 or email at: [ronya.sykes@nashville.gov](mailto:ronya.sykes@nashville.gov)

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The program will also provide an indicator of which documents have been reviewed, as well as a log of the comments. Our customers will also be able to log onto the internet site, at any time, day or night, to see the status of their plan review and the comments from each of the Metro agencies.

How this information will be transferred to the field is currently being finalized. The current thoughts are to have the applicant print a single set of permit documents after revisions have been made and approved -- to be kept in the field for the inspectors use. The Buzzsaw system will also allow portions of the plans to be downloaded to our inspector's laptop computers.

**Our customers will also be able to log onto the internet site, at any time, day or night, to see the status of their plan review and the comments from each of the Metro agencies.**

This system can eliminate most of the "paper" documents used in plan review, Metro-wide. It's believed that this will annually save our customers \$200,000 - \$300,000 in print-

ing costs, alone.

Mayor Karl Dean and Finance Director, Rich Riebeling, were quick to see the value of the efficiencies which could be realized with such a system and Mayor Karl Dean made sure it was included in this year's budget for the Codes Department.

Since the beginning of the budget year, the Buzzsaw contracts, installation and configuration of the system have all been on a fast track. The Buzzsaw system is set to go live by November 1<sup>st</sup>.

As this system is being put into operation we are scheduling a large rollout meeting to introduce the process to our customers and will follow that with weekly training classes for smaller groups on how to submit projects to and interact with the "Buzzsaw" system.

**"We are confident that the Buzzsaw project will prove itself to be an effective enhancement of our permit and plan review processes." Terry Cobb, Director,**

Originally, the Buzzsaw project was envisioned to serve the Metro Codes Department's 'Building Permit process', and allow plan sharing among all Metro departments involved in the building permit approval process. However, the scope of the Buzzsaw project has been expanded

and is now a "Metro-wide" project not only for the building permit process, but also the Planning Department's and the Water Department's permit processes. Ultimately, Buzzsaw can be used for any process in Metro which would require the sharing of construction drawings.

**The Buzzsaw system is set to go live by November 1<sup>st</sup>.**

Our current schedule is to go live with this new process on November 1, 2008. We will host a roll-out of the Buzzsaw system for our cus-

tomers on November 5, 2008 at 2 PM at the offices of the Associated Builders & Contractors (ABC), 1604 Elm Hill Pike, in Nashville. Space is limited to the first 150. To assure your seat at the event, call or email Ronya Sykes at (615) 880-2649, or ronya.sykes@nashville.gov.

Metro Codes Director, Terry Cobb, said; "We are confident that the Buzzsaw project will prove itself to be an effective enhancement of our permit and plan review processes. Our customers and the city will realize benefits through better communication, collaboration, transparency and faster "turnarounds."



CM-E01

# Notice of Proposed Code Change

METROPOLITAN GOVERNMENT  
OF  
NASHVILLE AND DAVIDSON  
COUNTY

DEPARTMENT OF  
CODES AND BUILDING  
SAFETY



Prior to the introduction of a code change or a change in departmental policy or procedure or a change to a plan which may significantly affect the development permit process, the use of real property, the development of real property, or construction thereon,

The Department of Codes and Building Safety has adopted a procedure to first submit a "Notice" of the proposed change to interdepartmental review by Codes, Planning, Water Services, Fire, and Public Works. The purpose of this review is to coordinate the change among the departments and to the greatest extent possible reduce impact upon the contractor/developer customers of the participating departments.

Copies of the "Notice" will also be submitted to the Deputy Mayor, Director of Finance and the Director of the Mayor's Office of Economic Development.

**Date:** 10/28/08

**Department:** Codes/Electrical

**Date change will take effect:** Approx 2/09

**Copy of Proposed Change:** Copy of ordinance is attached to Change Document or attached to e-mail .

## Outline Description of Change:

We are proposing an ordinance to adopt the 2005 edition of the National Electrical Code (NEC) and Local Amendments to replace the currently adopted code, the 2002 edition of the National Electrical Code and Local Amendments. This is a natural progression of Code adoption process.

The 2005 NEC is referenced and coordinated for use with the 2006 edition of the International Building Code, the edition currently adopted for use in Metro Nashville. This coordination improves the consistency of interpretations and application of the code. The developers of the 2005 NEC have also published an "Analysis of Change" for the 2005 NEC, this book lists all changes made from the 2002 NEC and the reasons the changes were made to the code.

While the 2008 NEC is available, we believe that the 2005 NEC is the best choice for Metro Nashville. There are some additions to the 2008 version which have not been proven in the field. The most controversial change in the 2008 NEC is the addition of arc fault protection everywhere and not just in the bedrooms as required by the 2005 NEC. The addition of arc fault protection in all rooms and not just in the bedrooms as required by the 2005 NEC.

## Transition Plan for Change to Occur:

The change will have a 180 day grace period for projects being submitted for building permit. Stand alone individual trade permits shall be issued under the 2005 NEC the day after adoption.

**Comments:** There is a 30 day comment period. Please send written comments concerning this change to:

Wade Hill, AIA    Department of Codes and Building Safety    P.O. Box 196300    Nashville, TN    37219-6300

This change will be posted on the Codes and Building Safety's web site, and notice will be sent to the following:

HBA of Middle Tennessee	USGBC, Middle Tennessee
TSPE	TFBAA
ABC of Middle Tennessee	Plumbing & Pipe Fitters, Local #572
ACEC, TN Chapter	TFSCA
AGC of Middle Tennessee	Downtown Partnership
BOMA, Middle Tennessee Chapter	NAPMA
AIA, Middle Tennessee Chapter	REIN
IBEW	ASCE of Middle Tennessee
NECA	Nashville Chamber of Commerce
PHCC	

"Notice" will be emailed to the customer email distribution lists maintained by Codes, Planning and Water Services.

## Landlord Registration Renewal Notices To Go Out With Tax Bills in October

The Tennessee State legislature passed a bill requiring all owners of residential rental property to register their property. The Department of Codes & Building Safety's Property Standards division will manage the program. The bill went into effect July 1, 2007.

A notice to register is being sent to all registered owners of property in Davidson County. The program requires the owners to submit information about their rental units. The bill requires owners to provide:

- Their full contact information – Name, physical address with contact telephone number (No PO Box)
- The number of units per property (duplex/triplex, etc.)
- Name and contact information for their manager or registered agent who can act on their behalf

The state mandated a registration fee of \$10.00. This fee is to be paid by each landlord/residential property owner.



### Residential Landlord Registration

Effective July 1, 2007, Tennessee Code Annotated Title 66, Chapter 28-101 requires each landlord of one (1) or more dwelling units is to furnish contact information with the agency or department of local government that is responsible for enforcing building codes in the jurisdiction where the dwelling units are located.

The Department of Codes & Building Safety is the agency responsible for collecting all registration information. This contact information is only used in the event the Codes Department has to contact the owner to correct any Codes violation at their rental property. All landlords should contact the Codes Department as soon as possible to register. Owners can register using this form, or you may use the expanded form that can be found on our web sight at [www.nashville.gov/codes](http://www.nashville.gov/codes). There is a \$10.00 fee required with each registration. Only one fee is required to register all of your residential rental properties.

The Codes Department has set up a web page that gives complete details about this new requirement as well as a link to the registration form. Owners of rental property or their agents should complete the form and mail it with the required \$10.00 registration fee to: Department of Codes & Building Safety For more information you may also call our office at  
ATTN: Landlord Registration Program (615) 862-6590.  
800 2nd Avenue, South  
Nashville, TN 37210

Each landlord or property owner is required to pay a single fee for all rental property owned in the County. An owner who owns a single duplex or triplex would only have to pay \$10.00 for that property. If more than one property is owned, the fee is still only \$10.00 for that landlord/owner. The fee is paid annually. The registration fee is due by December 1st.

Owners of residential rental property should contact the Property Standards Office to register at 862-6590. The registration fee should be made out to "The Department of Codes and Building Safety".

## Sewer-Safe Trees (Part II): Rooting Environment Critical

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

The rooting environment strongly affects root growth. Roots tend to proliferate where essential resources are concentrated. To discourage root invasion of the lines, create an environment for optimal tree root growth as far from the sewer line as possible.

Trees should be planted in large pits. Dig up as large an area as possible to provide a good rooting environment. The soil in these pits should be loosened to provide good drainage and root growth. Add organic amendments as well as lime and fertilizer to create a root zone that is concentrated with "essential resources."

Obtain a soil test to determine the nutrient needs of your rooting environment. Adverse soil conditions may be created near the pipes to discourage root growth in these areas. Root barriers are often used to protect curbs and sidewalks from root damage. In these cases vertical barriers direct roots downward, away from the surface infrastructure, although roots are persistent and can actually grow under and around barriers if water and nutrients are available. Root barriers could be placed above or around sewer pipes at installation. Otherwise, root barriers are expensive and difficult to install once the sewer lines are in place.



Frequently, certain types of landscape fabric are used to protect drainpipes and leach lines from root intrusion, but this may not be practical in municipal sewer lines. Some products contain slow-release chemicals that prevent root growth. Other root barriers would include very compact layers of soil; chemical layers such as sulfur, sodium, zinc, borate, salt or herbicides; air gaps using large stones; and solid barriers like plastic, metal and wood. Each of these barriers can be effective in the short term, but long-term results are difficult to guarantee.

Many of the chemical barriers (especially salts which can be absorbed by the tree in excessive amounts) can be harmful to tree health, causing the tree to decline or die. Most of the literature on the issue of root intrusion into sewer lines recommends improving the integrity of the sewer lines. This is easy to say and expensive to accomplish. But as work is performed on the pipes, especially when making taps and installing service lines, quality, watertight construction is of premier importance. In certain areas, wrapping pipelines in a barrier fabric may be the best solution. In spite of all we do in an attempt to avoid root intrusion, totally avoiding it may not be possible. Trees are tenacious survivors that will seek resources wherever and however they exist, even in adverse environments.

## Indoor Air Quality

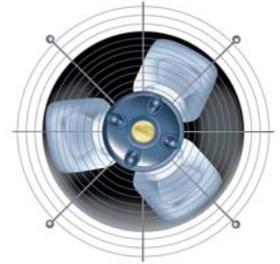
There are estimates that Americans spend, on average, 90 percent of their time indoors. Between work, school, home and sleep, we spend a considerable portion of our time inside buildings. As a result it is becoming increasingly important to evaluate the quality of the air in our built environment. In addition, as we continue to tighten the envelopes of our homes and buildings for energy efficiency reasons we must also strive to implement strategies that will promote good indoor air quality and mitigate against the build up of toxins and contaminants.

There are five factors that affect indoor air quality: the materials with which the building is constructed, the amount of fresh air reaching the indoor environment, the quality of the outdoor air being supplied to the building, biological or chemical contaminants introduced into the indoor environment and the activity that takes place in the environment. When building our work places, homes and schools, we as builders, developers and architects can have a substantial impact on the first two factors that affect indoor air quality.

The materials choices we make, the ways in which we deal with interior and exterior moisture, and the ventilation strategies and systems we employ all have a meaningful impact on the quality of the air within our indoor environments. The other factors are primarily reliant upon occupant behavior or the outdoor environment around us.

Given statistics on increased health risks associated with poor indoor air quality, it is prudent as building industry professionals, to identify how we can have a positive, rather than a negative impact on our indoor environment.

The United States Environmental Protection Agency has a number of resources and guides that can be used in developing better building practices, as well as providing a great source for your clients on how they can continue to promote healthy habits in the home.



## Green Build Conference Announced

Boston - the historic cradle of the American Revolution, home to innovations that have far-reaching impact and the perfect place to celebrate Greenbuild 2008's theme of "Revolutionary Green: Innovations for Global Sustainability." The U.S. Green Building Council's Greenbuild International Conference and Expo will be held in Boston November 19-21, 2008.

experts, and leaders as they share insights on the green building movement and its diverse specialties.

Buildings play a critical role in protecting and improving our environment and the health of the people who occupy them. USGBC's Greenbuild conference and expo is an opportunity to connect with other green building peers, industry ex-

**GREENBUILD** <sup>(365)</sup>

**GREENBUILD 2007 KEYNOTE SPEECHES**

- The Honorable William Jefferson Clinton
- Paul Hawken
- Mayors' Roundtable
- and more ...

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## Zoning Code Text Amendments Currently Being Considered By The Metro Council

### Proposed Legislation

**Bill No. 2008-334** Prohibits vehicles to be repaired or serviced from remaining on the premises more than 30 days.

**Bill No. 2008-333** Requires all zoning legislation to be consistent with Federal and State laws.

**Bill No. 2008-328** Extends the Tree Ordinance to include all residential properties by requiring residentially subdivided lots to meet tree density requirements on a sliding scale depending on the number of lots.

**Bill No. 2008-327** Establishes parking requirements for "after hours establishments."

**Bill No. 2008-326** Deletes all automobile vehicular and heavy equipment uses from all industrial districts and proposes them for "SP" zoning.

**Bill No. 2008-325** Allows mobile vending along Cleveland Street.

**Employee Highlights**  
**Barbara Sloss Named As Acting Customer Service Supervisor**

Barbara Sloss is now serving as the acting Customer Services Supervisor for Inspection Services, according to Director Terry Cobb.



“Barbara has been a valuable staff member in our department for more than nine years. Her hard work and pleasant disposition has been invaluable to us and we are please she is in a leadership position,” Mr. Cobb said.

Her responsibility includes keeping close watch on inspection scheduling, issuance of Use & Occupancy Certificates, utility service releases, as well as responding to customer service issues as they arise. In addition, she works with the Fire and Building Code Appeals Board.

Ms. Sloss, a native of Nashville, lived in Indianapolis until she was 12 when her family returned to our community. A graduate of Pearl High school, she attended Draughn’s Business College as well.

Before joining the codes & Building Safety staff, Ms. Sloss was a financial aid counselor for Vanderbilt University.

Ms. Sloss has been active in her church, Jefferson Street Missionary Baptist Church for more than 40 years. She serves as the official church photographer.

When not working, she is very involved in wedding photography. She also enjoys decorating and shopping.

She is the mother of Byron Beason and the proud grandmother of Arianna, her six-year-old granddaughter.

**Employee Announcements**  
**New Plumbing Inspector Hired**

Ken Faircloth has joined the Metro Codes and Building Safety Department as a Plumbing Inspector I.

“We’re very proud to have a person of Ken’s background and experience join the Codes Department. Because of his plumbing background and experience locally in the plumbing trade, we believe he will be able to assume full responsibility for a plumbing inspection territory within a very short time,” Terry Cobb, Director of Codes and Building Safety said.

Faircloth is a Licensed Master Plumber with more than 20 years of experience. After a brief, on-the-job training period in which he will accompany another one of department’s plumbing inspectors, he will be assigned a territory for plumbing inspections.

Faircloth’s career has included working with the Vinson Group, Gleaves Plumbing as well as R and D Plumbing. In addition, Faircloth worked in facilities management for Brentwood Baptist Church.

Faircloth is a graduate of Donelson Christian Academy.

He will join the department in early November.

We welcome your feedback on our e-newsletter. Please send your comments to [terry.cobb@nashville.gov](mailto:terry.cobb@nashville.gov)



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)



**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.

**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