



Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

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Photo courtesy Gary Layda

In warm appreciation of our association,
this year the Codes and Building Safety Staff wish to
extend our very best wishes
for a happy holiday season
and a very prosperous New year.

Mayor and Governor Jointly Announce Medical Mart Project

Nashville Mayor Karl Dean, along with Tennessee Governor Phil Bredesen and Tennessee Economic and Community Development Commissioner Matt Kisber as well as senior executives of Market Center Management Company (MCMC) of Dallas, Texas in recently announced plans to locate the world's first medical trade center on the site of the current Nashville Convention Center at 601 Commerce Street.

"This project will create a large number of new jobs in our city right when we need them most," said Mayor Dean. "In addition to building on Nashville's preeminence in the health care industry, the reuse of the Convention Center and the proposed improvements to the center's physical structure will be a significant contribution to our vital and robust downtown."



Mayor Dean explains the significance of the proposed Medical Mart on Nashville's future. Governor Phil Bredesen also shared his enthusiastic support of the project at the announcement on November 30, 2009.

Photo by Gary Layada

With the announcement, Nashville's leadership role in the medical world became very clear.

"This announcement means Tennessee will be home to an important new concept in the marketing and procurement of medical equipment, technology and services," said Gov. Bredesen. "The health care industry is a significant economic engine for our state and this project expands that footprint, representing a major investment in our state's health care economy."

The project will be titled the Nashville Medical Trade Center and is slated to be developed on the site of the existing Nashville Convention Center. Market Center Management Company will immediately begin work on pre-leasing the proposed trade center's permanent exhibition space. Development is contingent on MCMC pre-leasing a significant amount of exhibit space and securing financing, as well as the approval of a new convention center by the Nashville Metropolitan Council. Developers estimate the cost of the project to be in the neighborhood of \$250 million and estimate it will create approximately 2,700 new jobs.

"As Governor Bredesen and I have traveled around the world, Tennessee's expertise in health care services, medical devices

and medical research and development is well known," said Commissioner Kisber. "The successful completion of this project will only add to Nashville and to Tennessee's strong reputation as a center of excellence in health care."

"We believe Nashville is the perfect U.S. location for this international project," said Bill Winsor, CEO of MCMC, which is owned by Dallas-based Crow Holdings. "We're calling the Nashville Medical Trade Center a global health care marketplace because we envision health care providers from around the world coming to the city to learn about the latest medical technology and services."

Market Center Management officials plan to construct a 12-story tower above the existing convention center with more than 1.5 million square feet of exhibit space, including permanent exhibit space for more than 600 medical equipment companies, display space for temporary trade shows and a medical education and symposium center. In all, the project would bring the total available space at the Nashville Medical Trade Center to approximately 2 million square feet. The company is also exploring a possible public interaction center facing Broadway, such as a museum or a broadcast center devoted to health care issues.

The developer has chosen Dr. David Osborn, PhD, formerly of the Health Care Solutions Group as the company's senior advisor for the project.

"The Nashville Medical Trade Center is an incredible innovation in the push to take cost, complexity and time out of the procurement process for health care providers," said Dr. Osborn. "We believe physicians, health care administrators and care givers of all kinds will come to Nashville to evaluate first hand the latest technologies available to provide the highest quality care to patients."

Osborn says if a decision is made on a new convention center in Nashville by early next year, construction on the Medical Trade Center could begin as early as the summer of 2010.



Artist rendering of proposed Medical Mart on the current Nashville Convention Center site downtown.

Third-Party Feasibility Study Confirms Demand and Affordability of New Downtown Convention Center

HVS, a global consulting and services firm for the hospitality and leisure industries, presented the results of a feasibility study conducted for Music City Center to the Metro Council and Convention Center Authority in late November.

The analysis was done independently of other project consultants to provide third-party verification of demand for a new downtown convention center in Nashville and the revenues available to fund the project.

The analysis determined that Music City Center will attract an estimated 270 events with a total 546,500 people in attendance, over double the 218,583 people that attended events at the current Nashville Convention Center in fiscal year 2009. The analysis also forecasts that the six sources of capital funding for the project, all visitor-related taxes and fees, will generate total revenue of \$34.6 million in 2013, \$50.9 million in 2018, and \$59.2 million in 2023.



Metro Collects more than 46-Thousand Pounds of Food for Second Harvest

Mayor Karl Dean held a two-week, Metro Government-wide food drive to help stock the shelves of Second Harvest Food Bank for the holiday season. The food drive is part of Nashville's participation in the Cities of Service, a national coalition of city mayors committed to filling needs in their communities by encouraging volunteerism. The mayor has challenged area businesses and other organizations to hold their own food drives. The most-needed items include canned vegetables, canned fruits, canned meats, canned or dried beans, rice, macaroni and cheese, pasta, and peanut butter.



Mayor Dean thanks Metro employees for their generous support of the Second Harvest Food Bank. Photo by Gary Layda.



Please Be Advised—Metro's Ethics Policy Changes

Metropolitan Government's Executive Order #006 (dated November 19, 1999) prohibits Metro Employees from soliciting or accepting, "directly or indirectly, on behalf or himself, herself, or any member of the employee's household, any gift, gratuity, service, favor, entertainment, lodging, transportation, loan, loan guarantee or any other thing of monetary value from any [person]."

This Executive Order was reinforced earlier this year by Metro Council's Ordinance #BL2007-1382 (signed into law on June 5, 2007) which establishes an Ethics Standard in the Metro Code of Laws, Chapter 2.222 Standards of Conduct, Disclosures of Interests and Enforcement. Under this Ordinance, ***Metro Employees are prohibited from accepting "gratuitous food or beverages furnished by any individual, entity or organization" as well as any item of value, travel, etc.***



Pattie Meadows, President of Middle Tennessee Codes Official Association with Doug MacKenzie.

MacKenzie Receives MTCOA Lifetime Award

The Middle-Tennessee Code Officials Association (MTCOA) honored retired Metro Codes' Chief Plans Examiner, Doug MacKenzie with a Lifetime Achievement Award at their annual awards and installation banquet Tuesday.

Doug joined the Codes department as a Plans Examiner in 1984. He was promoted to Chief Plans Examiner in 1988. He served as the Chief Plans Examiner for Metro Nashville's Codes department for was a member of their top-management team until his retirement in 2000.

In retirement, Doug continues to serve the codes and construction industries as a member of the Metropolitan Board of Fire & Building Code Appeals. Doug is a licensed professional engineer (P.E.) & code consultant.

Plumbing License Renewal Notice

It's that time of the year again to renew you 2010 Metropolitan Davidson County Plumbing License.

All Plumbing licenses will expire on December 31, 2009. Failure to renew your license will result in a late fee per month if unpaid. Please remember that if your license expired on December 31, 2008, your license will be considered Null and Void effective January 1, 2010.

Any license holder over the age of 65 is eligible to receive a Complimentary License.

The Plumbing License renewals were mailed on November 15, 2009. Please make your check or money order payable to: *The Metropolitan Government*.

Please mail the Renewal Fee to:
 Department of Codes & Building Safety
 800 2nd Avenue South
 P. O. Box 196300
 Nashville, TN 37219

If you are unsure about the status of your license, please contact Ms. Sharon Stephens in the Administrative Office at (615) 862-6598.

Path Forward for Green Building

Creating a Code for Sustainable Buildings

By Dominic Sims

The International Code Council, ASTM International and the American Institute of Architects are collaborating to develop the International Green Construction Code.



Dominic Sims
Chief Operating Officer
International Code Council

According to the U.S. Department of Energy, buildings consume approximately 40 percent of energy used and produce about the same amount of the nation's carbon emissions. In recent years, rating systems such as the U.S. Green Building Council's Leadership in Energy and Environmental Design (better known as LEED) and the Green Building Initiative's Green Globes have been designed to transform the market and support construction industry efforts to achieve sustainable goals. While systems such as these have produced great results, construction industry experts and regulators have discovered

that where market forces are not adequate to produce change, building codes and standards are needed to complement rating systems, push the sustainability envelope and assure that fire and building safety measures are not lost.

As part of this effort, ASTM International has joined forces with the [International Code Council](#) and the [American Institute of Architects](#) to develop the first International Green Construction Code or "IGCC: Safe and Sustainable by the Book." The mission of this partnership is to develop a model code focused on new and existing commercial buildings through consultation on standards and best practices. The code will focus on building design and performance.

When the International Green Construction Code rolls off the press, the ASTM International and ICC relationship will have provided the necessary mechanisms and criteria so that jurisdictions can have both a framework for sustainable design and development as well as specific criteria that will measure compliance and drive green building into everyday practice. The end result will be safer and more energy-efficient commercial buildings leading the path to a sustainable future. That result will also mark the next chapter in international code development.

Developing the New Code: The Role of ASTM International

Due to growing public demand, an aggressive timeline is necessary to provide a code that will further support and encourage future green construction efforts. In response, ASTM Interna-

tional has engaged multiple committees to work on recommendations for the IGCC. Leading this effort is [Committee E60](#) on Sustainability, which also represents ASTM on the Sustainable Building Technical Committee, a joint committee comprising AIA, ASTM and other third-party industry experts. By the end of the program, ASTM could have more than 100 members from multiple committees involved in developing the first IGCC draft, which is due out in April 2010.



James A. Thomas
President
ASTM International

"ASTM International is a trusted source for standards, specifications, practices and test methods that meet international code requirements and that serve as important tools to improve the design and performance of buildings," says ASTM President James A. Thomas.

"ASTM standards committees continue to respond to market demands and regulatory drivers by developing energy efficiency and sustainability related standards, design practices and material specifications that lead to new and innovative building products and systems. We welcome the opportunity to work with the International Code Council and the American Institute of Architects to launch the International Green Construction Code."

More than 450 ASTM International standards are currently referenced by the International Codes or the Federal Green Construction Guide for Specifiers; more than 1,300 ASTM standards for the design, construction and maintenance of buildings are referenced in these and additional codes.

The Alphabet Soup of Green Construction: Standards, Ratings and Codes

The language of green construction often can be confusing to the layperson. Gaining clarity around the difference between ratings and codes is essential to understanding IGCC. In recent years, the public has increasingly been aware of green construction and rating systems such as the U.S. Green Building Council's LEED. While ratings are useful tools to establish performance requirements or criteria, codes offer detailed guidelines for the development of structures. Building codes are an enforceable body of rules that govern the design, construction, alteration and repair of buildings while building rating systems remain primarily voluntary and describe acceptable minimum requirements for materials or systems in a building.

A code establishes minimum regulations for the performance of building systems while standards establish minimum performance and prescriptive requirements for building system components such as I-beams, cement flooring, piping and roofing. Standards provide foundational support to codes by providing the technical details necessary for architects and contractors to meet code requirements, which have the force of law once they have been adopted by national, state and local governments.



A Path Forward for Green Building - Continued from page 5

The IGCC: The Future of Green Construction

So how will the ICC and its partners ASTM International and AIA develop a final IGCC? ICC has formed the Sustainable Building Technology Committee, comprising recognized industry leaders from architecture and fire safety and standards setting organizations, to develop the first draft.

The SBTC has agreed that the IGCC must be:

- Comprehensive — The IGCC will apply to the construction of traditional and high performance commercial buildings, structures and systems, including alterations and additions.
- Integrated — The IGCC will be designed to coordinate and integrate with the health and safety features of existing I-Codes and will also be fully compatible and support existing rating systems such as LEED.
- Consensus Based — ICC’s open, inclusive code development process ensures that key stakeholder voices will be heard throughout the process.
- Adaptable — The IGCC will be a “model” code, requiring adoption by a governing jurisdiction before it becomes law.
- Enforceable — The IGCC creates a regulatory framework for new and existing commercial and high performance buildings.

With the industry moving at a fast pace toward greener construction in a variety of markets from major cities to small towns, a draft code is eagerly anticipated. The first IGCC draft code will be available in March 2010; it can be used as resource tool for jurisdictions seeking to develop 2010 legislation. After the draft appears, there will be a period of public comment and hearings that will run throughout next summer. A revised draft will be addressed at development and final action hearings in 2011, with publication in 2012.

“Now is the time to move forward from this foundation of current codes and the important early work of the sustainability community into a new era of codes that specifically focus on green buildings,” says ICC Chief Executive Officer Richard P. Weiland. “We are now at a place in the evolution of the sustainability movement that requires the specificity, the reliability and enforceability that only a code can bring.”



Richard P. Weiland
Chief Executive Officer
International Code Council

The cooperation of the International Code Council, ASTM International, and the American Institute of Architects in the International Green Construction Code initiative, Weiland says, “signals the collaboration behind this project and the science that will drive it.



Around Metro

NASHVILLE PUBLIC LIBRARY
FOUNDATION

‘Tis the Season:
A Holiday Concert with Amy Grant and Vince Gill
Benefiting Nashville public Library

December 17th | 7:30 p.m. | Downtown Nashville Library

**Department of
Codes & Building Safety**

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Mayor—Karl F. Dean

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

**CARE FOR THE ENVIRONMENT BY
RECYCLING LIVE TREES**

Metro to provide multiple sites for convenient drop-off service

Davidson County residents can recycle their live Christmas trees at one of 10 Metro sites again this holiday season. Metro Public Works will collect them for mulching at the city's Bordeaux Mulch Facility.

All trees must be free of lights, ornaments, icicles, all tinsel and garland. No flocked trees can be accepted.

- WHO: Metro Parks & Recreation and Metro Public Works departments
- WHAT: Christmas Tree Drop-off Program
- WHEN: December 28, 2009 to February 16, 2010
- WHERE: Any one of the following Metro Parks:

Cane Ridge, Cedar Hill, Edwin Warner, Elmington, Joelton, Richland, Sevier, Two Rivers and Whitfield; or Una Recreation Center, 136 Una Recreation Road

Recycling Christmas trees into mulch, rather than dumping them in the trash, in an alley or other seemingly deserted area, keeps them out of landfills and helps save Metro the cost of disposal fees, Public Works Director Billy Lynch said.

Between 12,000 and 15,000 Christmas trees are recycled each year at Metro sites.

Residents can also take their live trees to the Bordeaux facility, which is open Monday-Saturday from 7 a.m. until 4 p.m. For more information, call 862-8750 or visit www.nashville.gov/Recycle .