



# Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

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### Metropolitan Government of Nashville and Davidson County Department of Codes and Building Safety

Site Address: 704 MERIDIAN ST NASHVILLE, TN 37207

Permit #: 200202749

# BUILDING PERMIT

Inclusive of Permits for New Construction, Additions, Renovations or Repairs.

Issue Date: April 8, 2002

Parcel: 08207030700

Contractor: ADVANTAGE BEARDSWORTH CONSTRUCTI

Permit Tracking #: 1424108

## NOTICE

No work may be done on any part of a building or structure beyond the point indicated by each of the required inspections. This permit card must be posted securely, be visible from the street, and protected from the weather. Removal, alteration, or mutilation of this sign until completion of such work is in violation of the law.

All inspections required by this permit must be completed prior to issuance of Use & Occupancy Certificate.

Any building permit issued shall become invalid unless the work authorized by it shall have been commenced within six (6) months after the date of issuance, or if the work authorized by such permit is suspended or abandoned for a period of one (1) year after its issuance provided that for cause: if work authorized by it is sufficiently under way and is being diligently pursued, one or more extensions of time, for periods not exceeding ninety (90) days each, may be allowed in writing by the Director.

Keep Jobsites Clean and Safe.

## Special Report Metro Codes Proposes an Increase in User Fees



## Codes Director Discusses Proposed Permit Fee Increase

From  
Terry Cobb, Director  
Department of Codes & Building  
Safety



Achieving and maintaining “full cost recovery” for construction-related services is a critical component for the operations of the Department of Codes and Building Safety. Accordingly, the department periodically contracts with independent consultants to analyze our operating costs and the related revenues from user fees charged for those services.

Such an analysis includes only the “construction-related costs” and excludes the costs which are not related to construction. The analysis also includes a proportionate share of the department’s administrative costs and includes a proportionate share of the general operating expenses of the Metropolitan Government for such things as human resources, general services (rent, utilities, maintenance, etc.), budget and finance services, payroll services, legal services, etc. The cost analysis also includes that portion of the Nashville Fire Department’s construction-related costs, i.e. the Fire Marshal’s Office. The last adjustment in our fee schedules was in 2004.

In January of 2009, Metro contracted with “Maximus” to provide an “Analysis of Fees for Services” as well as recommendations concerning fee schedules used by the department. Maximus concluded the analysis and report, delivering their recommendations in September 2009. The report concluded that Metro has been under-collecting for services relating to building and trade permits, plans examinations, reinspections, and appeals. The report also included recommendations for increases in the user fees collected by the department.

The specific recommendations included an increase of 15.4% for building permits and an increase of 123% for plans examination. Reinspection fees increase from \$30 to \$45, each. Appeal fees increase from \$50 to \$250. Fees for electrical, plumbing and mechanical permits increase by 25%, 54% and 59%, respectively. The minimum permit fees for Electrical, Plumbing and Gas/Mechanical permits will increase from \$50 to \$75. Overall

the proposed increases equal about a thirty percent (30%) increase over our current fee schedule.

An ordinance has been drafted and introduced to the Metropolitan Council to accomplish the recommended increases. If passed, the ordinance would likely become effective in May or June of this year.

With this posting, the Department of Codes and Building Safety is giving advanced notice to all customers as well as the public of the proposed increases.

This proposal is making its way for consideration on 2nd and 3rd reading by the Metro Council. The department has recommended that it be deferred on 2nd reading. We are seeking your comments or suggestions. We welcome your questions. We are also seeking your support.

We are enclosing links to the following for your review:

[Analysis of Fees for Services Report](#)

**Proposed Ordinance**

[Market Comparisons of Nashville Fees Compared to 15 peer cities.](#)

[A section is also available to post your comments, questions or suggestions.](#)

All of this information is also available on the Metro Development Website.



## Market Survey – Fee Comparisons

As a tangent to a cost of service or fee study, municipalities are almost always tempted to compare their fees to the fees charged by other local or similar jurisdictions. The specific purposes of these comparisons vary, but they are generally intended to identify “where we stand” in comparison to other jurisdictions.

Within the context of a fee calculation fee study, however, fee comparisons between jurisdictions have very little practical utility – and could be misleading. The purpose of the cost to fee study is to ensure that construction related costs incurred by the city are recovered through receipt of construction related user fees – rather than being subsidized by sales and property taxes paid by the citizenry.

Admittedly, comparisons can help Metro leaders understand market environment to help make market-based or political decisions, but such comparisons do not reveal any objective information or identify the true relationship of the fees to costs to help make cost-based decisions.

The results of a fee level comparison reveal what other jurisdictions are charging for certain services, but do not reveal what those activities cost to provide. As a result, such comparisons usually have little value in a cost of service study, such as the fee study completed by MAXIMUS. Fee comparisons between jurisdictions have little constructive analytical value, because every jurisdiction and its fees are different and may not be based on actual cost. Many specific factors can create differences that affect cost, and examples of these factors include:

- Fees are defined differently. The same fee with the same name or intent may include or exclude certain activities or sub-services, which compromise a true “match-up”.
- Direct costs for similar services may be very different, due to varying pay scales, benefits, staffing levels, productivity patterns, and other cost components.

- Indirect costs may vary greatly among jurisdictions, due to supervision levels, support structures, organizational structures, cost allocation methodologies, and frequency of allocation updates.
- Different jurisdictions provide varying service levels, both in terms of quantity and quality, which affects the staffing levels, productivity, and other factors that drive the cost.
- Some jurisdictions offer no correlating service. For example, some of the neighboring communities do not perform electrical inspections and such services (and associated user fees) are provided by the state government.

For your information, we are providing a market survey comparison of Nashville’s current fees and proposed fees in comparison to the fees charged by 15 neighboring or peer cities in this special edition of the Professional newsletter. PFD versions of all of these documents as well as copies of the actual MAXIMUS study are available on our website (see the links below).

The comparison involves the user fees for four (4) basic examples of buildings, which include; a residence containing 1,200 square feet and valued (cost of construction, excluding land value) at \$135,000, a residence containing 2,500 sq. ft. and valued at \$250,000, a two-story office building containing 12,000 sq. ft. and valued at \$1,636,080 and a 40,000 sq. ft office/warehouse containing 15% office space and 85% warehouse space and valued at \$3,301,740.

The proposed fee schedule as applied to the four (4) buildings described in the survey indicates that the proposed fees range between 27% and 34% greater than the current fee schedule. The average increase is approximately 29.9% for the four (4) building types.

Additional resources are available on the Codes & Building Safety website.  
Please follow the following links for more detailed information:



[Comments](#) from Codes Director Terry Cobb



[Market survey](#)



[Compare](#) the proposed fees to other communities



[Consultant’s report](#) of the current fee structure



[Consultant’s letter](#) outlining the terms of that analysis  
[Review](#) the proposed ordinance



[Questions or comments](#)



## Market Survey—Fee Comparisons with Comparable Cities

The charts below and on page five represent the results of a market survey comparison of Nashville's current fees and proposed fees in comparison to the fees charged by 15 neighboring or peer cities. The comparison involves the user fees for four (4) basic examples of buildings, which include; a residence containing 1,200 square feet and valued (cost of construction, excluding land value) at \$135,000, a residence containing 2,500 sq. ft. and valued at \$250,000, a two-story office building containing 12,000 sq. ft. and valued at \$1,636,080 and a 40,000 sq. ft office/warehouse containing 15% office space and 85% warehouse space and valued at \$3,301,740.

### PERMIT FEES\*

#### Single Family Residence, \$135,000, 1200SF, Type 5B Construction

	Building	Plan Review	Zoning	Mechanical	Electrical	Plumbing	TOTAL	\$135,000 Single Family
Cincinnati, OH	\$1,895.00			\$399.00		\$196.00	\$2,490.00	Cincinnati, OH
Hendersonville, TN	\$886.00	\$0.00	\$0.00	\$74.00	\$221.00	\$47.50	\$1,228.50	Hendersonville, TN
Birmingham, AL	\$1,147.50						\$1,147.50	Birmingham, AL
Charlotte, NC	\$1,109.30						\$1,109.30	Charlotte, NC
<b>Nashville, TN</b>	<b>\$570.50</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$114.00</b>	<b>\$197.00</b>	<b>\$172.00</b>	<b>\$1,078.50</b>	<b>Nashville, TN</b>
Knoxville, TN	\$547.00	\$50.00	\$0.00	\$45.00	\$145.00	\$145.00	\$932.00	Knoxville, TN
Sumner County, TN	\$402.50	\$0.00	\$0.00	\$0.00	State of TN	\$500.00	\$902.50	Sumner County, TN
Tampa, FL	\$532.00	\$354.00					\$886.00	Tampa, FL
Rutherford County, TN	\$565.00	\$125.00	\$50.00	n/a	n/a	\$125.00	\$865.00	Rutherford County, TN
Murfreesboro, TN	\$343.52	\$0.00	\$0.00	\$78.00	\$205.00	\$95.00	\$721.52	Murfreesboro, TN
Williamson County, Tn	\$565.00	\$0.00	\$0.00	\$26.00	n/a	\$57.50	\$648.50	Williamson County, Tn
Jacksonville, FL	\$176.00	Inc In bldg	\$0.00	\$135.00	\$135.00	\$78.00	\$524.00	Jacksonville, FL
Memphis, TN	\$125.00	\$0.00	\$0.00	\$50.00	\$150.00	\$137.50	\$462.50	Memphis, TN
Indianapolis, IN	\$135.00	\$50.00	\$105.00	\$50.00	\$55.00	\$50.00	\$445.00	Indianapolis, IN
Louisville, KY	\$96.00	\$0.00	\$0.00	\$30.00	\$160.00	\$95.00	\$381.00	Louisville, KY
Austin, TX	\$100.00	\$100.00	\$0.00	\$44.00	\$57.00	\$47.00	\$348.00	Austin, TX
<b>Nashville Proposed</b>	<b>\$628.24</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$201.00</b>	<b>\$267.40</b>	<b>\$265.00</b>	<b>\$1,386.64</b>	<b>Nashville Proposed</b>
<b>Average fee</b>	<b>\$577.86</b>	<b>\$56.58</b>	<b>\$15.00</b>	<b>\$87.08</b>	<b>\$147.22</b>	<b>\$134.27</b>	<b>\$885.61</b>	

\*The fees calculated above represent information obtained from using the online information provided by each jurisdiction. Actual fees may vary, these fees are good representation of the fees one would expect if a permit was applied for using the parameters for each building type.

### PERMIT FEES\*

#### Single Family Residence, \$250,000, 2500 SF, Type 5B Construction

	Building	Plan Review	Zoning	Mechanical	Electrical	Plumbing	TOTAL	\$250,000 Single Family
Cincinnati, OH	\$2,626.00			\$510.00		\$332.00	\$3,468.00	Cincinnati, OH
Birmingham, AL	\$2,125.00						\$2,125.00	Birmingham, AL
Hendersonville, TN	\$1,633.50	\$0.00	\$0.00	\$124.00	\$247.00	\$67.50	\$2,072.00	Hendersonville, TN
Charlotte, NC	\$1,891.70						\$1,891.70	Charlotte, NC
<b>Nashville, TN</b>	<b>\$915.00</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$178.00</b>	<b>\$249.50</b>	<b>\$220.00</b>	<b>\$1,587.50</b>	<b>Nashville, TN</b>
Tampa, FL	\$933.60	\$622.40					\$1,556.00	Tampa, FL
Knoxville, TN	\$892.00	\$50.00	\$0.00	\$45.00	\$145.00	\$185.00	\$1,317.00	Knoxville, TN
Rutherford County, TN	\$910.00	\$125.00	\$50.00	n/a	n/a	\$125.00	\$1,210.00	Rutherford County, TN
Murfreesboro, TN	\$758.24	\$0.00	\$0.00	\$83.00	\$205.00	\$125.00	\$1,171.24	Murfreesboro, TN
Sumner County, TN	\$575.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$1,075.00	Sumner County, TN
Williamson County, Tn	\$910.00	\$0.00	\$0.00	\$30.00	n/a	\$67.50	\$1,007.50	Williamson County, Tn
Jacksonville, FL	\$319.00	Inc In bldg	\$0.00	\$171.00	\$145.00	\$126.00	\$761.00	Jacksonville, FL
Austin, TX	\$205.00	\$100.00		\$72.00	\$115.00	\$89.00	\$581.00	Austin, TX
Memphis, TN	\$129.50	\$0.00	\$0.00	\$50.00	\$150.00	\$207.50	\$537.00	Memphis, TN
Louisville, KY	\$174.00	\$0.00	\$0.00	\$60.00	\$160.00	\$130.00	\$524.00	Louisville, KY
Indianapolis, IN	\$212.00	\$50.00	\$105.00	\$50.00	\$55.00	\$50.00	\$522.00	Indianapolis, IN
<b>Nashville Proposed</b>	<b>\$1,056.14</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$273.00</b>	<b>\$371.75</b>	<b>\$339.50</b>	<b>\$2,065.39</b>	<b>Nashville Proposed</b>
<b>Average fee</b>	<b>\$950.60</b>	<b>\$78.96</b>	<b>\$16.36</b>	<b>\$114.42</b>	<b>\$147.15</b>	<b>\$171.12</b>	<b>\$1,337.87</b>	

\*The fees calculated above represent information obtained from using the online information provided by each jurisdiction. Actual fees may vary, these fees are good representation of the fees one would expect if a permit was applied for using the parameters for each building type.

Continued From Page 4—Fee Survey

**PERMIT FEES\***

Office Building, \$1,636,080, 12,000 SF, Type 2B Construction

	Building	Plan Review	Zoning	Mechanical	Electrical	Plumbing	TOTAL	1200SF 2 story office
Birmingham, AL	\$13,906.00						\$13,906.00	Birmingham, AL
Cincinnati, OH	\$10,040.00			\$1,066.00		\$332.00	\$11,438.00	Cincinnati, OH
Hendersonville, TN	\$4,383.00	\$2,191.50	\$640.00	\$214.00	\$473.00	\$57.50	\$7,959.00	Hendersonville, TN
Charlotte, NC	\$7,154.00	\$805.00					\$7,959.00	Charlotte, NC
Nashville, TN	\$4,768.04	\$708.96	\$25.00	\$328.00	\$382.00	\$196.00	\$6,408.00	Nashville, TN
Memphis, TN	\$3,896.00	\$600.00	\$600.00	\$418.00	\$400.00	\$251.50	\$6,165.50	Memphis, TN
Austin, TX	\$1,070.00	\$1,752.00	\$1,625.00	\$180.00	\$400.00	\$205.00	\$5,232.00	Austin, TX
Tampa, FL	\$2,820.00	\$1,880.00				\$450.00	\$5,150.00	Tampa, FL
Indianapolis, IN	\$1,200.00	\$300.00	\$2,400.00	\$214.20	\$240.00	\$180.00	\$4,534.20	Indianapolis, IN
Murfreesboro, TN	\$3,276.00	Incl in bldg	\$0.00	\$214.00	\$440.00	\$115.00	\$4,045.00	Murfreesboro, TN
Rutherford County, TN	\$2,750.00	\$500.00	\$50.00	n/a	n/a	\$165.00	\$3,465.00	Rutherford County, TN
Williamson County, Tn	\$1,646.00	\$823.00	\$0.00	\$78.00	n/a	\$57.50	\$2,604.50	Williamson County, Tn
Knoxville, TN	\$1,602.00	\$400.00	\$0.00	\$131.00	\$239.50	\$165.00	\$2,537.50	Knoxville, TN
Jacksonville, FL	\$1,320.00	Incl in bldg	\$0.00	\$456.00	\$510.00	\$102.00	\$2,388.00	Jacksonville, FL
Sumner County, TN	\$1,170.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$1,670.00	Sumner County, TN
Louisville, KY	\$720.00	\$0.00	\$430.00	\$135.00	\$210.00	\$140.00	\$1,635.00	Louisville, KY
Nashville Proposed	\$5,499.07	\$1,583.70	\$25.00	\$532.00	\$644.85	\$302.00	\$8,586.62	Nashville Proposed
Average fee	\$3,954.12	\$830.04	\$445.77	\$305.09	\$358.12	\$214.57	\$5,443.54	

\*The fees calculated above represent information obtained from using the online information provided by each jurisdiction. Actual fees may vary, these fees are good representation of the fees one would expect if a permit was applied for using the parameters for each building type.

**PERMIT FEES\***

20% Office/80% Warehouse Building, \$3,301,740, 40,000 SF, Type 2B Construction

40,000 office warehouse	Building	Plan Review	Zoning	Mechanical	Electrical	Plumbing	TOTAL	40,000 office warehouse
Birmingham, AL	\$24,837.00	inc	inc	inc	inc	inc	\$24,837.00	Birmingham, AL
Indianapolis, IN	\$4,000.00	\$300.00	\$12,000.00	\$493.50	\$800.00	\$600.00	\$18,193.50	Indianapolis, IN
Cincinnati, OH	\$15,437.00			\$888.00		\$281.00	\$16,606.00	Cincinnati, OH
Charlotte, NC	\$11,586.00	\$805.00					\$12,391.00	Charlotte, NC
Nashville, TN	\$8,784.34	\$842.18	\$26.00	\$474.00	\$630.00	\$178.00	\$10,848.60	Nashville, TN
Austin, TX	\$3,050.00	\$3,417.00	\$1,925.00	\$440.00	\$735.00	\$455.00	\$10,022.00	Austin, TX
Hendersonville, TN	\$5,735.00	\$2,867.50	\$0.00	\$284.00	\$795.00	\$50.00	\$9,731.50	Hendersonville, TN
Memphis, TN	\$6,809.75	\$600.00	\$600.00	\$418.00	\$600.00	\$229.00	\$9,256.75	Memphis, TN
Murfreesboro, TN	\$6,714.00	Incl in bldg	\$0.00	\$414.00	\$790.00	\$105.00	\$8,023.00	Murfreesboro, TN
Rutherford County, TN	\$6,552.00	\$500.00	\$50.00	n/a	n/a	\$165.00	\$7,267.00	Rutherford County, TN
Williamson County, Tn	\$3,660.00	\$1,830.00	\$0.00	\$48.00	n/a	\$50.00	\$5,588.00	Williamson County, Tn
Jacksonville, FL	\$4,400.00	Incl in bldg	\$0.00	\$509.00	\$555.00	\$84.00	\$5,558.00	Jacksonville, FL
Tampa, FL	\$3,154.00	\$2,103.00	inc	inc	inc	inc	\$5,257.00	Tampa, FL
Knoxville, TN	\$3,867.00	\$600.00	\$0.00	\$225.00	\$254.00	\$150.00	\$5,096.00	Knoxville, TN
Louisville, KY	\$2,400.00	\$0.00	\$430.00	\$105.00	\$260.00	\$119.00	\$3,314.00	Louisville, KY
Sumner County, TN	\$1,850.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$2,350.00	Sumner County, TN
Nashville Proposed	\$10,144.42	\$1,883.40	\$26.00	\$786.00	\$877.80	\$274.26	\$13,788.87	Nashville Proposed
Average fee	\$7,052.88	\$1,155.39	\$1,252.50	\$358.21	\$532.90	\$228.15	\$9,645.89	

\*The fees calculated above represent information obtained from using the online information provided by each jurisdiction. Actual fees may vary, these fees are good representation of the fees one would expect if a permit was applied for using the parameters for each building type.

## Proposed Ordinance

### ORDINANCE NO. BL2010-642

An ordinance amending Title 2 of the Metropolitan Code of Laws by amending Sections 2.76.130, 2.80.090, 2.84.120 and 2.92.120 relating to the filing fees for appeals to various boards and amending Title 16 of the Metropolitan Code of Laws by amending Sections 16.12.220, 16.12.240, 16.16.400, 16.16.480, 16.20.250, 16.20.260, 16.24.650, 16.28.110 and 16.28.140 relating to fee schedules for building permits, gas/mechanical permits, plumbing permits and electrical permits as well as fees relating to inspections, re-inspections, examination of plans, refunds, as well as administrative fees and other fees charged by the Department of Codes Administration.

[View Complete Ordinance](#)

Sponsored By: Rip Ryman, Ronnie Steine

LEGISLATIVE HISTORY	
Introduced:	March 2, 2010
Passed First Reading:	March 2, 2010
Referred to:	Budget & Finance Committee Codes Committee
Passed Second Reading:	
Passed Third Reading:	
Approved:	
By:	

## Gustafson Guthrie Nichol team selected to design Centennial Park Master Plan

Mayor Karl Dean and The Conservancy for the Parthenon & Centennial Park announced landscape architects Gustafson Guthrie Nichol have been selected to lead the design team for the Centennial Park Master Plan. Representatives from the firm visited Nashville in February for their first site visit.

The firm was selected through a competitive process led by the Mayor's Centennial Park Committee, which was appointed in November 2008 to oversee restoration of the park and its historical monuments and features. The committee received proposals from 23 firms.

The development of the Centennial Park Master Plan is supported by private donations from HCA, Vanderbilt University and Shoney's. The plan will serve as a template for long-term planning and landscape development within the park. It will include



The Parthenon is the anchor of the Centennial Park complex and will figure prominently in the new long-term plan for the park.

analyses of existing site facilities and conditions, development recommendations, phasing recommendations, and cost estimates. The plan will be completed over the next 10 months.

"Gustafson Guthrie Nichol designs have enhanced signature public spaces across the country – from Millennium Park in Chicago to the Museum of Fine Arts in Boston," Dean said. "I am thrilled they will be working here in Nashville on Centennial Park.

This project is only possible because of the generous contributions The

Conservancy has received from the private sector. I appreciate HCA, Vanderbilt University and Shoney's public recognition of Centennial Park's significance in our city's landscape."

## Director of Codes & Building Safety Speaks at Vanderbilt's Sustainable Buildings Program

Terry Cobb, Director of Codes and Building Safety, speaking at Vanderbilt University's "Sustainable Buildings: Progress, Practice and Challenges" program, discussed the efforts being undertaken by his department as well as Metropolitan government related to green construction and sustainability.



Terry Cobb, Director of Codes & Building Safety discusses the efforts of his department to promote sustainable development along with Bill Young, Executive Vice President, AGC of Tennessee.

The program, presented by Vanderbilt University Construction Management Program, brought together local as well as national sustainability leaders (who have already incorporated this movement into their designs, construction practices and building operations) to share their thoughts and views on the topic.

Included in the program were discussions of Legal Issues in Sustainable Buildings focusing on the Green Standard

or care and managing Green Building Risks; National Trends in Green healthcare Buildings; panel discussion of Vanderbilt University's Sustainable Buildings program; as well as a presentation of the Empire State Building Retrofit; LEED for Existing buildings.



Architects, Engineers, and other building design professionals take advantage of the Sustainable Building program offered by the Vanderbilt School of Engineering.

**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



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 **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

Don't Forget—May is **BUILDING SAFETY MONTH**

"Building Safety Month is an excellent opportunity for families and businesses across the nation to learn about critical resources that will make a difference in protecting their home and workplace environments," said Danny Lipford, home expert and host of national TV and radio programs Today's Homeowner and Homefront. "It's exciting to see this campaign expand from one week into a full month of education that will build greater awareness."

As part of this expanded effort to showcase the progress made over 30 years, Building Safety Month will highlight historic milestones, current technologies and future innovations in building and fire codes, as well as construction and safety technologies.

