



Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

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**Mike Fitts, FAIA, Retires as State Architect
Codes Director Receives Award of Excellence from AIA**



Owners of flood-damaged single family residential properties may be able to receive their flood repair permits online, with no visit to the Codes department required.

[Apply for Single Family Residential Flood Repair Permits](#)

Mike Fitts, FAIA, Retires as State Architect

A Long, Rich Dedication to State Service



Michael A. Fitts, FAIA
Photo: Courtesy the State of Tennessee

Mike Fitts, AIA, Tennessee State Architect, announced his retirement from state service as of June, 2010. Mike retires after nearly 40 years service as the State Architect, having overseen significant changes to the state capitol and state owned buildings throughout Tennessee. His plans include "to play a little tennis, play a little golf, enjoy Center Hill Lake, travel a bit, do a little arbitration work, relax and have fun."

Mike, we wish you well in your retirement. All of us

at the Metro Codes Department have enjoyed our relationship with you and the Office of the State Architect.

Fitts has served as State Architect since 1971 – only the second person to serve in this position since its establishment by the State Building Commission in 1955. He has served under seven Tennessee governors.

A native of Jackson, Tennessee, Fitts graduated from Phillips Exeter Academy in New Hampshire. He was commissioned as an officer in the US Navy, serving four years with the Underwater Demolition Team (now the Navy SEALs). He then attended the University of Tennessee at Knoxville where he received a BS in Civil Engineering in 1957, a BS in Architecture in 1971. Fitts also earned a law degree in 1980 from the Nashville School of Law, while serving as Tennessee's State Architect. He is licensed in the fields of architecture, engineering and law.

Fitts began his career as an engineer. His passion for building design drew him to architecture. Today, public projects deal greatly with contract language and legalities. Mike Fitts response was to acquire an education in law so that he would excel in all aspect of his job.

A recipient of many architectural awards, in 1991, Mike Fitts was elevated to "Fellow" status by the American Institute of Architects.

In 2007, Fitts was honored with a Thomas Jefferson Award for Public Architecture. The AIA's biennial Thomas Jeffer-

son Award recognizes excellence in architectural advocacy and achievement.

"Mike Fitts is truly a treasure of a resource for the state and for all Tennesseans," said Commissioner Dave Goetz who oversees the Department of Finance and Administration, where the State Architect's office is located. "State government has some of the most significant architecture in Tennessee, and we couldn't find anyone with more knowledge, historical appreciation and loyalty to the state than Mike."

According to Governor Phil Bredesen, "Mr. Fitts ... modernized the concept of design competitions to produce civic buildings of great distinction. His reputation is so strong that in Tennessee no federal, state, or metropolitan building design goes forward without his guidance."

The office of the State Architect provides functionality for the State Building Commission, which is responsible for oversight of all building construction and renovation, demolition, land purchase and lease transactions for state government. The SBC is chaired by the Governor and its members include the Lieutenant Governor, Speaker of the House of Representatives, Commissioner of Finance and Administration, State Treasurer, Secretary of State and Comptroller of the Treasury. The State Architect is selected by the SBC and serves as its Chief Staff Officer and is responsible for implementing its By-laws, Policy and Procedures.

As State Architect, Mike Fitts also served, unofficially, as the quasi-curator of the State Capitol and has been relied upon to provide an architectural perspective of all state buildings of historical interest.

State Architect Mike Fitts believes the State Capitol is the most historically significant state building ... after all, he and his wife, Polly, were married there in 1982 and are believed to be the first couple to exchange vows in the capitol. "The capitol represents the foresight and pride that our forefathers had, as well as a quality of workmanship unparalleled in Tennessee at that time," Fitts said.

Upon Mike Fitts' retirement on June 1, 2010, J. Alan Robertson, AIA was appointed Acting State Architect by the State Building Commission.

Codes Director Receives Award from the Tennessee Chapter of the AIA



August 6, 2010 -- In this photo, American Institute of Architects Tennessee President, Warren N. Goodwin, FAIA (Right), presents Metro Codes Director, Terry Cobb, with an "Award of Excellence" at the President's Luncheon during AIA's Annual Convention in Murfreesboro, TN.

The Tennessee Chapter of the American Institute of Architects (AIA) met in Murfreesboro earlier this month for their annual convention. The theme of this year's convention was AIA Architect: **The Complete Package**.

With a focus on Change, Courage, Adaptability, Toolkits, and Design Excellence, the convention purpose was to highlight the qualities that will sustain the profession in these uneven days.

The convention also recognized the indomitable spirit of AIA members and shined a light on some of the stars in the profession—those like Lake|Flato partner Matthew Morris; UT's Tricia Stuth + Ted Shelton; Danny Wicke from Auburn's Rural Studio; Merrill Elam; Todd Walker and Barry Yoakum, from archimania.

It was also an opportunity to meet Tennessee's future design leaders, tour the Tennessee Residence and Conservatory, Middle Tennessee Medical Center and MTSU campus.

One of the highlights of the program was the awards ceremony during the President's Lunch-



eon. Terry Cobb, Director of Codes & Building Safety for Metro Nashville received an Award of Excellence. The award was presented by AIA President Warren N. Goodwin, FAIA.

Other AIA "Award of Excellence" recipients included:

Kem Hinton, FAIA, Nashville, TN
 Jeanne Meyers, Assoc. AIA, Memphis, TN
 John McRae, FAIA, Dean of the College of Architecture, University of Tennessee
 Gary Everton, FAIA, Nashville, TN
 Crispin Mathias-Fisher, Assoc. AIA, Nashville, TN
 Peter Heimbach, AIA, Johnson City, TN

Development of the International Green Construction Code (IGCC) Continues

In 2009, the International Code Council launched the development of a new *International Green Construction Code* (IGCC) initiative, subtitled "Safe and Sustainable: By the Book," committed to developing a model code focused on new and existing commercial buildings addressing green building design and performance.

The initial project to draft the IGCC Public Version 1.0 was undertaken with Cooperating Sponsors the [American Institute of Architects](#) (AIA) and [ASTM International](#). The AIA and ASTM have played a vital role in the development of the IGCC. The AIA presence will assure a focus on their 2030 Carbon Neutrality Goal. ASTM International, which carries a worldwide reputation as a standards developer, strengthens the scientific basis that will drive the Code.

The [American Society of Heating, Refrigerating and Air-Conditioning Engineers](#) (ASHRAE), the [U.S. Green Building Council](#) (USGBC) and the [Illuminating Engineering Society](#) (IES) joined the ICC/AIA/ASTM team in developing the IGCC. *ANSI/ASHRAE/USGBC/IES Standard 189.1-2009 for the Design of High-*

Performance Green Buildings, Except Low-Rise Residential Buildings was included as an alternative jurisdictional compliance option within the IGCC.



Metro Codes Director, Terry Cobb, presides as Moderator of the Public Comment Hearings on the development of the ICC's International Green Construction Code (IGCC).

The Public Comment Hearing for the further development of IGCC Public Version 1.0 was recently held in Chicago, IL at the Westin O'Hare Hotel on August 14th – 22nd. The results of the Public Comment Hearing will be posted November 3rd by the International Code Council as IGCC Public Version 2.0 for still further development.

Following the publication of Public Version 2.0, the draft of the IGCC will be submitted to the ICC's Code Development process in 2011 and the 2012 Edition of the IGCC will be published in March of 2012.

Follow the development of the IGCC at

<http://www.iccsafe.org/cs/IGCC/Pages/PublicVersionDevelopment.aspx>

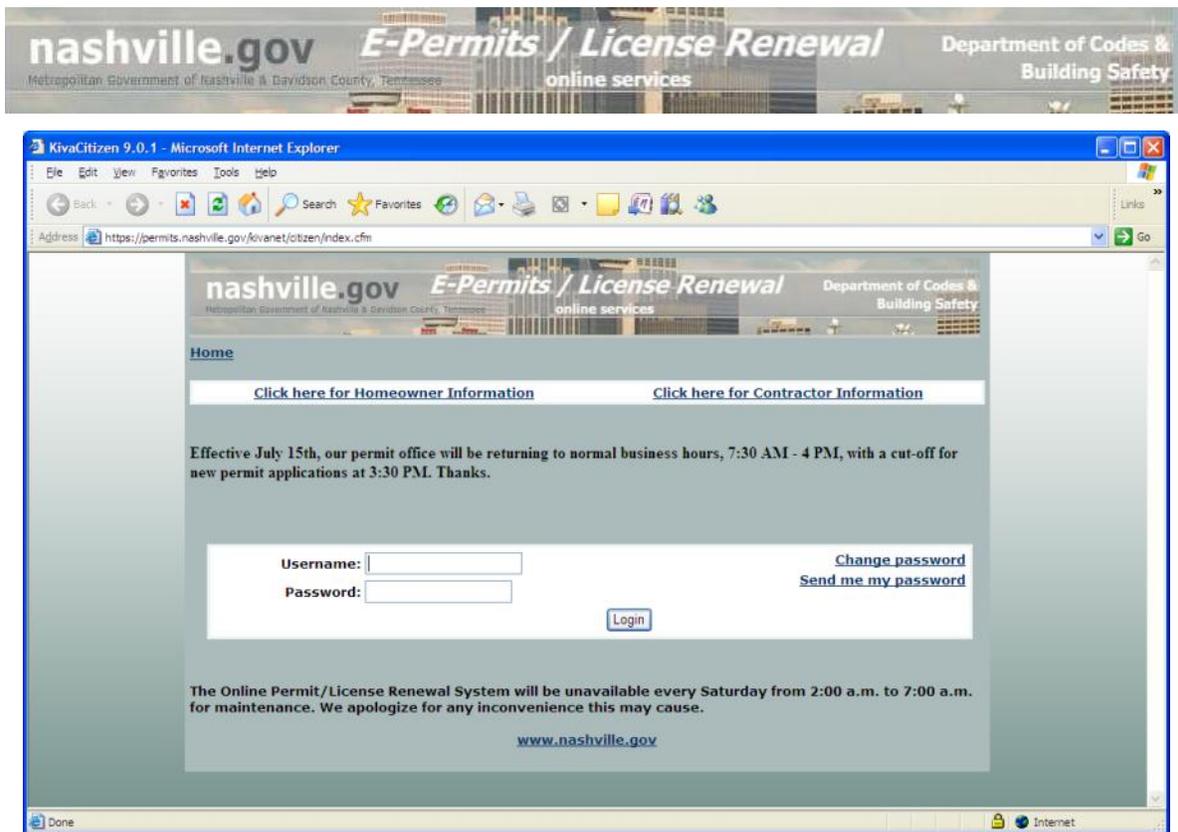
Gas/Mechanical License Renewals On-line

The Department of Codes & Building Safety would like to announce that gas/mechanical license renewals can be renewed on-line without having to come down to the Codes office or by mailing in a check. You can go to the E-Permits/Licensing service by accessing the Online Licensing System (see information below). In order to be able to renew on-line, the license holder's insurance and state mechanical license (if he has one) must be current.

On August 16, 2010 the Department sent out courtesy renewal letters to all current Metro gas/mechanical license holders. About two-thirds of the way down the letter was our announcement concerning this service. In the letter the license holder will find access to this link: <https://permits.nashville.gov/kivanet/citizen/index.cfm>. The letter to the license holder also gives him his unique user ID and password which allows him to enter the system.

The license holder will access the system and will get Codes' Welcome Page. At the very bottom of the Welcome Page is the Access the E-Permit/License Renewal System portal. In addition to access to the system, there is an Online License Renewal User Guide that can be downloaded. This user's guide will give the license holder step-by-step instructions on how to renew. The actual license may be renewed on-line by using any major credit card (VISA, MasterCard, Discover, or American Express). A 2.35% service fee is charged by the system to cover administrative costs of using this service.

If the license holder has any trouble accessing the site, please call our offices at #862-6598. We feel that once you have used this service, you will be very pleased with the speed and efficiency in renewing your license on-line.



This screen shot is of the entry page for accessing the on-line E-Permit and License Renewal page. If you have trouble accessing it from the link provided, just log onto Metro's web site at www.nashville.gov and click on the "Directory" button on the homepage. From there, select "Codes Administration." once you are on the Codes homepage, select >License Renewal under the heading "Permits & License Renewal" on the left side of the page.

METRO TREE CANOPY ASSESSMENT: PROPER PLANTING, SELECTION NEEDED TO ENHANCE URBAN FOREST

New guidelines for where to plant and how to maintain trees to be available online

While Davidson County has a healthy existing tree canopy, greater emphasis on appropriate planting, specie selection and maintenance is needed to create and ensure a vibrant urban forest, according to the Metro Nashville Tree Canopy Assessment Project released today by the Metro Beautification and Environment Commission (MBEC) and the Metro Tree Advisory Committee (MTAC).

As a follow up to that recommendation, a new online feature will be added to the Metro Nashville Government website to assist neighborhood groups, community organizations and individual citizens who want to plant, replace and maintain trees on public rights-of-way.

Results of the Tree Canopy Assessment Project and an updated Downtown Street Tree Inventory were presented by MTAC and other Metro officials at the Shelby Bottoms Nature Center in East Nashville. Both efforts are part of a Tree Master Plan for Downtown and Metro Nashville announced by Mayor Karl Dean in 2008. The master plan and canopy assessment were recommended by the Mayor's Green Ribbon Committee and MTAC.

"Trees have an important impact on air quality, energy conservation, and also the aesthetic appeal of a city," Dean said. "The suburban and rural areas of Davidson County are blessed with

lush, green landscapes. But this assessment affirms that we need to do more to increase the tree canopy in urban areas, specifically downtown, and along public rights of way. By knowing where trees are most needed, we can now focus tree planting efforts in the areas where they will have the greatest impact." The documents will be used as tools for creating green infrastructure and future environmental development as Nashville works to meet Mayor Dean's goal of being the greenest city in the Southeast, said MTAC Chair Carol Ashworth. "This information establishes a baseline for Nashville so we don't lose our existing trees and helps prioritize new plantings where they can be most effective," Ashworth said.

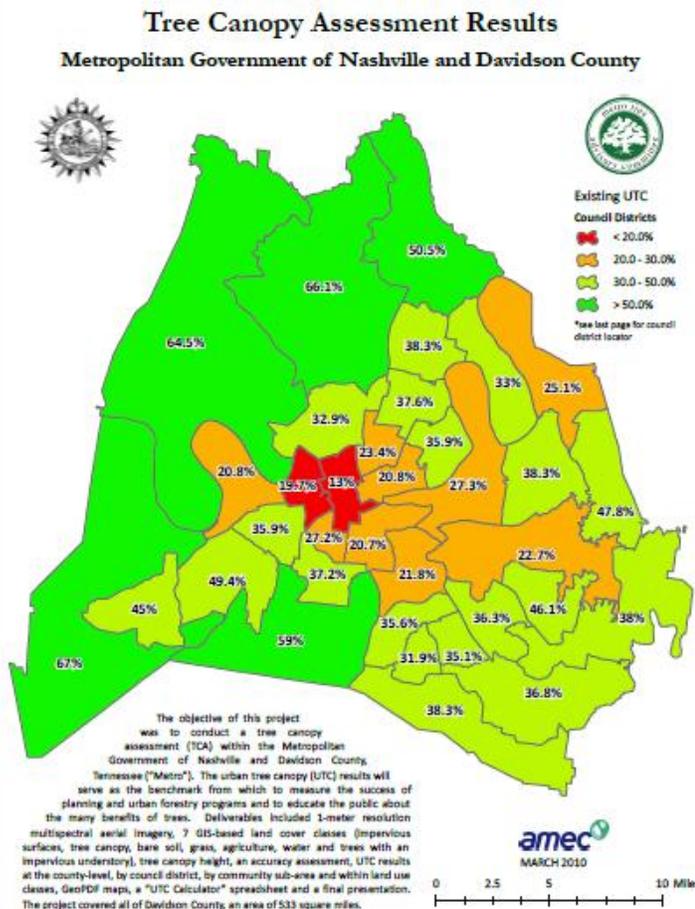
MTAC contracted with AMEC Earth & Environmental, Inc. to document and assess Davidson County's tree canopy, the first ever study of its kind in Metro Nashville. The assessment's conclusions cite a need to focus on preserving Nashville's tree canopy by promoting the importance of tree planting, species selection and pruning, and enforcement or strengthening of existing tree-related ordinances to maintain or increase urban tree canopy.

"Many neighborhood groups and civic organizations, as well as individual residents are interested in being contributors and caretakers of Nashville's urban forest, and Public Works is pleased that we now have an online approval process for anyone wishing to plant trees in a public right-of way," Veronica Frazier, Executive Director, Metro Beautification & Environment Commission said. "Maintaining a newly planted tree is the larger commitment, and this process will ensure that new trees are cared for and maintained properly."

Through the support of Nashville Electric Service, a 2004 MTAC inventory of street trees in the downtown core was updated and expanded to provide a current total number of trees (2,059) with a replacement value of \$2.4 million. The revised downtown tree inventory projects a potential annual savings for the city of \$71,857 by reducing the cost of energy, carbon dioxide and storm water runoff, while increasing air quality and property values. By the numbers, the downtown inventory found that the London planetree is most abundant (13.8 percent), followed by Japanese selkova (8.1 percent); Willow Oak (7.5 percent); Sweetgum (7.2 percent); and Chinese Elm (5.9 percent).

The complete Tree Canopy Assessment and Tree Inventory presentation may be viewed on the Metro Public Works website by visiting http://www.nashville.gov/pw/tree_canopy.asp.

"Trees have an important impact on air quality, energy conservation, and also the aesthetic appeal of a city."
Karl Dean, Mayor





Construction Update—Music City Center

Construction is under way on Nashville's new convention center, Music City Center. Plans call for the facility to be built out at approximately 1.2 million square feet and feature a 350,000-square-foot exhibit hall acoustically designed to double as a concert hall, more than 50 meeting rooms, two ballrooms and approximately 36 loading docks for the ultimate in flexibility and ease.

The center is scheduled for completion in 2013, and convention planners are already reserving their dates."

Notes on Historic Zoning—Wood Repair Techniques

One of the most common reasons property owners want to replace historic materials, whether it is windows, porch columns and railings or eave details, is because of wood decay. Although decayed wood can often look pretty scary, in most cases, it is not nearly as bad as it appears. There are three excellent reasons to repair rather than replace rotten wood. One, repairing rather than replacing helps you retain historic details that add value to your old home. Two, it can be easier and less expensive to repair rather than replace, especially if you are doing the work yourself. Three, old-growth woods are much harder than any new woods that can be purchased today. The repaired old wood will last much longer than any product made of newer woods.

Another argument heard for replacing rotten wood is that if it not replaced, it will continue to decay. That's very true, so before repairing any decayed wood, be sure to find, and fix, any sources of moisture. In *Caring for Your Historic House*, John Leeke suggests looking for "trees and shrubbery that may be trapping moisture in building parts, vertical streaks of gray or brown stains that indicate water flowing from behind gutters and other wood work, and cracks in foundation walls that indicate structural movements." The number one element of your home that keeps moisture away from wood and your foundation is a good working gutter system. Plan on cleaning it twice a year, not only to keep the water flow going but also because decaying leaves can cause rapid deterioration of metal gutters.



Most wood repair, can be done by a novice with just a little bit of instruction and helpful advice. There are several methods for repair including boiled linseed oil, wood putties, consolidants and wood rebuilders.

One of the best places to find instructions on repairing decayed wood is in the National Park Service's Preservation Brief #9. It can be obtained at no charge online at www.cr.nps.gov/hps/tps/briefs/brief09 or you can order it with a major credit card by calling this toll free number--866-512-1800. The Brief covers the following: Architectural or Historical Significance, Physical Evaluation, Repair Class I: Routine Maintenance, Repair Class II: Stabilization, Repair Class III: Splices and Parts Replacement Weatherization, and Window Replacement. In addition, most wood consolidants include simple step-by-step instructions.

Probably the most important step is to assure that all decay is removed before any method of repair is used. Wood decay works much like an infection in the body. If it is not completely eradicated, it will continue to grow.

This article has been provided by the Metro Historic Zoning Commission which provides Preservation Permits for alterations within historic overlays. For more information, visit www.metro.gov/mhc.

14th Annual Metro Codes Charity Golf Tournament

The 14th Annual Metro Codes Golf Tournament will be held Saturday, October 2, 2010 at the Ted Rhodes Golf Course in Nashville, Tennessee. All proceeds will be donated through the Metro Employees Consolidated Charities Campaign for the benefit of Easter Seals Summer Camp Programs, and the Harris-Hillman School.

**SATURDAY
OCTOBER 2, 2010**

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



Play Day

Saturday October 2, 2010.....

7:00 a.m. Registration.....

8:00 a.m. Shotgun Start

Four-man Scramble—2 Flights.....

Teams selected by "Luck of the Draw"

Lunch Included

Fees

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

Sponsorships

\$100 - Hole Sponsor

\$300 - Longest Drive Sponsor

\$300 - Closest to the Pin Sponsor

\$500 - Gold Sponsor

\$750 - Lunch Sponsor

\$1,000 - Beverage Cart Sponsor

\$1,000 - * Platinum Exclusive Hole Sponsor

*Includes 4 Golf Registrations

Sign up

Sponsorship Type: _____ Sponsor Amount: \$ _____

Name _____ Address _____

City _____ State _____ Zip _____ Telephone _____ Email _____

PLEASE LIST PLAYERS WITH EMAIL ADDRESS @ \$60.00 each:

Make Checks Payable to F.A.M.C, c/o Jim Winchester, Mid-South Electric,
863 Granada Avenue, Nashville, TN. 37206



JOIN US FOR THE DAY

**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
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He can also be reached at:
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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, at wade.hill@nashville.gov
Plans Examination Chief , 862-6520

**Save The Date
October 2nd
Codes Announces
Annual Golf Tournament**

The 14th Annual Metro Codes Charity Golf Tournament will be held on October 2, 2010 at the Ted Rhodes Golf Course.

Last year's tournament, through the support of 128 golfers and 99 sponsors, resulted in \$23,000 being donated to local charities through the Metro Employees Consolidated Charities Campaign (MECCC).

This year, all proceeds will again go to the MECCC for the benefit of local charities, Easter Seals Camp Programs and the Harris-Hillman School.

