



Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

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Nashville Area Habitat for Humanity Marks World Habitat Day with Dedication of First Home Fully Restored by Reconstruction Program



Tennessee Homebuilders hosts event to raise funds for the ACE Mentor Program of Tennessee.

For Reservations, Contact Jan Hosse at (615) 244-6344 or ace@tnagc.org



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](#)

Nashville Area Habitat for Humanity Marks World Habitat Day with Dedication of First Home Fully Restored by ReConstruct Program

Property in East Nashville was donated by Metropolitan Development and Housing Agency



The Nashville Area Habitat for Humanity transformed a dilapidated and neglected Meridian Street property (in the photo on the left) into a jewel for the community. The property was a foreclosure that was donated to Habitat by the Metropolitan Development and Housing Agency (MDHA). The home was renovated under Habitats new **ReConstruct** program.

On October 4, 2010, Nashville Area Habitat for Humanity celebrated World Habitat Day 2010 with a dedication ceremony and ribbon cutting for the first home fully restored by the agency's **ReConstruct** program, which started in March. The event will take place at the home located at 704 Meridian Street in East Nashville. The property was a previously foreclosed home donated by Metropolitan Development and Housing Agency (MDHA). Cindy Carson is purchasing the fully renovated home for herself and her former husband Gene Colyer.

ReConstruct addresses Habitat for Humanity International's community development strategy called the Neighborhood Revitalization Initiative (NRI). **ReConstruct** renews neighborhoods by restoring and repairing existing homes.

For its first project, **ReConstruct** brought together Nashville Area Habitat for Humanity, the Nashville Metropolitan Historical Commission (MHC) and Metropolitan Development and Housing Agency (MDHA) to revitalize a foreclosed property, which was donated by MDHA for this purpose. The MHC assisted in locating construction professionals who volunteered their services during the renovation.

"We have been working in this neighborhood for more than 20 years and been part of some great changes," said MDHA executive director Phil Ryan. "From the renovated Levy Place apartments to the Dickerson Road streetscaping and working with Metro Parks to improve both McFerrin and Cleveland parks, this is another example of MDHA and its partners working together to make this a wonderful neighborhood for people to live and raise their families."

"This is a first for our agency," said Nashville Area Habitat chief operating officer Ralph Knauss. "We are thankful for our partnership with MDHA and the MHC and the outcome of our pilot project within **ReConstruct**. This allows Habitat to further its mission of putting more families in homes."

"704 Meridian St. lies in the area formerly known as North Edgefield, which was developed in the late 19th and early 20th centu-

ries," said MHC executive director Tim Walker. "Rehabbing this structure, which had been slated for demolition, helps maintain the historic character of the neighborhood. We appreciated the opportunity to work with Habitat and our partner agencies, Historic Nashville, Inc. and Tennessee Preservation Trust, in revitalizing this neighborhood."



Historic Zoning Director Tim Walker (left) and Metro Councilman Jamie Hollin (far right) joins homeowner Cindy Carson (center, with scissors) as she prepares to cut the ribbon to the threshold of the home she purchased for herself and her former husband, Gene Colyer (seated, next to Carson).

"We are happy to complete this first **ReConstruct** project partnering with MDHA," said Nashville Area Habitat CEO Chris McCarthy. "Habitat considers reconstruction an important initiative for our agency. There is so much more work to be done and we are thrilled to be able to provide this service for families."

World Habitat Day raises awareness of the lack of decent housing around the world, including the need for affordable housing in Nashville. This year's themes are housing and health and neighborhood revitalization.

In 2006, the Centers for Disease Control and Prevention noted that people in the United States spend 50 percent or more of every day inside their homes, and in the words of the U.S. surgeon general, "A comprehensive, coordinated approach to healthy homes will result in the greatest public health impact."

Habitat for Humanity International is an ecumenical Christian ministry that welcomes to its work all people dedicated to eliminating poverty housing. Since its founding in 1976, Habitat has built, rehabilitated, repaired or improved more than 350,000 houses worldwide, providing simple, decent and affordable shelter for more than 1.75 million people. For more information, or to donate or volunteer, visit habitat.org.

Nashville Area Habitat for Humanity (NAHFH) is an ecumenical Christian ministry that provides people the life-changing opportunity to purchase and own quality, affordable homes. In its 26-year history, Nashville Area Habitat has built or recycled more than 650 homes, including 477 locally and 183 overseas. To date, the agency has served more than 1,650 family members, including more than 1,060 children.

The agency consistently ranks in the top one percent of all Habitat affiliates and has earned honors including:

- The ENERGY STAR® Partner of the Year award in 2008 and 2009 and the ENERGY STAR® Award for Sustained Excellence in 2010 from EPA and HUD
- Homes built this year have received LEED Silver certification

(Leadership in Energy and Environmental Design)

- The 2009-10 HOPE Leadership Award for making a significant difference in minority homeownership
- The Habitat International Clarence Jordan Award for Creativity and Innovation, for strategies that resulted in record low mortgage delinquency rates

Prior to becoming homeowners, Habitat partner families must complete up to 470 hours of "sweat equity" at the build site and in the classroom before purchasing their homes.

To request an application or to receive more information about NAHFH, call 615-254-HOME (4663) or visit us on the web at www.habitatnashville.org. For information on Fair Housing and Equal Opportunity go to www.hud.gov/offices/fheo or contact the local HUD office.

The Metropolitan Development and Housing Agency is the public entity in Nashville and Davidson County charged with redeveloping underutilized and blighted properties, creating housing opportunities for Nashvillians, and nurturing Nashville's neighborhoods.

The Metropolitan Historical Commission is a municipal historic preservation agency working to document history, save and reuse buildings, and make the public more aware of the necessity and advantages of preservation in Nashville and Davidson County, Tennessee.

A Message from the Plumbing Chief, Terry Selby

305.8 Protection against physical damage



Terry D. Selby, Chief Plumbing Inspector

Section 305.8 of the 2006 International Plumbing Code states: "In concealed locations where piping, other than cast iron or galvanized steel is installed through holes or notches in studs, joist, rafter or similar members less than 1.5 inches from the nearest edge of the member, the pipe shall be protected by a shield plate. Protective shield plates shall be a minimum of 0.062-inch thick

steel, shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.

Historically we have interpreted this to mean the shield plates were required to protect pipes installed in wood studs, joist, rafters or similar members. We have reconsidered this interpretation and are now in agreement that this section applies to any stud, joist, rafter or similar member regardless of material from which that member is produced. This will include metal studs, joists and rafters, etc.

We realize this is a change in interpretation and we will not begin enforcement of this until January 1, 2011. Hopefully by that time all contractors will have received notice of the change. If you have questions or suggestions please let us know.

Department Hires New Plumbing Inspector



Director Terry Cobb announced effective Monday, October 4th, Gary Hall was assigned to the Plumbing Inspection Division.

Gary started work as a plumber right after graduating from High School with his father-in-law Jerry Duke with B & B Plumbing Company in Hendersonville,

Tennessee.

He has also worked with Duke Plumbing and with David Erwin Enterprises. However, most of his plumbing experience was with

R. V. Murphy Plumbing where he spent 28 years. While there, he was the field supervisor, responsible for employee management, permits and employee training.

In addition to his many years of experience, he is also certified as a plumber and plumbing plans examiner by the Southern Building Code Congress. Gary has held a Master Plumbing license since 1985.

Gary has experience in industrial, commercial, and residential plumbing. He has also worked with medical gas piping and acid wastes piping. Gary describes himself as a "team player" and is excited to be joining the Codes department.



2010 Builders' Ball

Tennessee BUILDERS' BALL

When: **October 30, 2010**
Where: **The Pinnacle at Symphony Place**

★★★★★

Bringing together industry organizations
to raise funds for the **ACE** Mentor Program of Tennessee.

Early in 2008, several industry professionals who have been supportive of the ACE Mentor Program of Greater Nashville, came together to discuss ways of supporting the organization. The result of that first conversation is the Tennessee Builders Ball. The theme of the black-tie optional event is "Steel Toes and Stilettos" and will bring together 13 professional organizations and other individuals who are committed to the mission of ACE which is "to engage, excite and enlighten high school students to pursue careers in the integrated construction industry through mentoring; and to support their continued advancement in the industry through scholarships and grants."

This state-wide event will be held Saturday, October 30, 2010 at 6:30 on the 22nd floor of the Pinnacle Building in downtown Nashville. This space is currently unfinished office space. The law firm of Bass, Berry and Sims will occupy the space beginning in 2012, but until then is allowing organizations to use the space as a venue for their events. The space offers a spectacular 360 degree view of Nashville in addition to plenty of space for dining, dancing and a silent auction.

We expect more than 300 to attend the event. Monies raised will be donated to established ACE affiliates in the Nashville area and in Chattanooga and will also be used as seed money to begin affiliates in East and West Tennessee. You will not want to miss this important networking opportunity.

Builders' Ball

LAST CHANCE TO SIGN UP!
ALL REGISTRATIONS MUST BE
IN BY FRIDAY!

When: Saturday, October 30, 2010 at 6:30 PM
Where: The Pinnacle at Symphony Place - 22nd Floor
Attire: Black Tie Optional

All proceeds go to benefit the Ace Mentor Program.

2010 Builders' Ball Sponsors:

Penthouse Sponsors:

Balfour Beatty
Construction

CompTrustAGC...Tennessee
Workers' Compensation for Tennessee Contractors

Board Room Sponsors:



AMERICAN
CONSTRUCTORS

Mezzanine Sponsors:

BRADLEY ARANT
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BRASFIELD
& **GORRIE**
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ATTORNEYS

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ENTERPRISE ELECTRIC, LLC

Wolfe + Travis

Architecture Construction Engineering

Inspiring Students...Building Futures

The Program: The ACE Mentor Program is an all-volunteer, not-for-profit organization that encourages professionals in the fields of architecture, interior design, landscape architecture, construction, and engineering to donate their time to teach high school students about career opportunities in the A/E/C industry.

Each mentor team reflects a real-life project team of owners, architects, engineers, contractors and sub-contractors. Mentor teams are matched up with a group of 15 to 20 students from one or sometimes multiple local high schools, who have shown interest in a A/E/C career field. Mentors meet with the students every other week after school for a total of approx. 15 meetings during the school year. Meetings include visits to mentors' offices, hands-on design and construction activities, and visits to local construction sites. The students choose a theoretical project and the mentors guide them through the design, cost estimating, and scheduling process just as they would do with a real-world project.

Metro Codes Inspection Staff Meet with Music City Center Construction Team

Group met to discuss inspections of Nashville's Largest Municipal Construction Project



Bob Borello, Construction Executive with Bell Clark Construction lead the discussion at an informational meeting with the Inspection Staff from the Department of Codes & Building Safety to discuss the upcoming building and trades inspections of the Music City Center Project.

Division heads, Inspection chiefs and Inspectors from the department of Codes & Building Safety met with senior management of the construction team for the new Music City Center. The purpose of the meeting was to allow key members of the construction team to meet the inspection staff with Metro who would be starting the long series of inspections as the construction of the convention center moves forward.

Bob Borello with Bell Clark Construction chaired the meeting. He and his staff walked the group through the construction timeline to give us a better feel for the size and scope of what will be one of the most complex building project ever undertaken in Nashville.

"This type of meeting is highly beneficial to our staff and the construction team. It facilitates the planning and coordination process and fosters cooperation " said Manley Biggers, Assistant Director with Metro Codes.

The meeting was especially beneficial for John Tyler, the Plans Examiner who will be reviewing the plans for this project. "Meeting with the construction and design teams of a major project are always beneficial because it improves communication between those involved. For example, if during the plan review process, a code issue occurs, I know who to contact to quickly resolve the issue before any possible major impact to the project. Therefore, knowing who to talk to on a project certainly helps with the permit and construction process."

Manley added, "The need to stay on schedule is critical in a project of this magnitude. This meeting has set the stage for much tighter coordination of our progress inspections that will occur as the major phases of construction are completed."

Fire Prevention Week • October 2010

Smoke Alarms:
A sound you can live with

NFPA

The Department of Codes & Building Safety would like to remind you when you change your clock back to standard time on Sunday, November 7th, to change the battery in your smoke alarm. To save lives and prevent needless injuries, the Department of Codes and Building Safety, and the Nashville Fire Department urge all citizens to adopt the simple lifesaving habit of changing smoke alarm batteries when changing clocks back to standard time each fall.

Changing smoke alarm batteries at least once a year is one of the simplest ways to reduce tragic deaths and injuries. In fact, working smoke alarms cut the chance of dying in a fire nearly in half by providing an early warning and critical extra seconds to escape.

Many people die in home fires because there is not a working smoke detector. The most common cause for a non-working smoke alarm is worn or missing batteries. Additionally, more peo-

ple die in fires in the winter season than any other time of the year, largely due to improper heating devices and practices. The majority of fatalities occur during the hours of 10 p.m. and 6 a.m. when most families are sleeping.

As we near this peak time of the year, it is an important time to plan with your family by following these steps:

- Install and maintain working smoke alarms on every level of our home and near sleeping areas.
- Test them once a month and change the battery at least once a year.
- Plan an escape with your family, planning two ways out of every room, and identify a meeting place outside.
- Once out, never go back in a burning building for any reason; call 911 from a neighbor's home.

Codes Employees Recognized at Metro Employee Service Celebration

Lon "Sonny" West is longest tenured employee

The Metro Employee Service Celebration held on September 28, 2010 recognized Metro employees with over 30 years of service. In today's ceremony, six Codes Department employees were recognized at the event for 30+ years of service to the Metropolitan Government.

Those recognized were:

Office Support Representative, Linda Bush - 30 years
 Compliance Inspector, Jim Cantrell - 30 years
 Property Standards Chief, Jeff Castleberry (30)
 Property Standards Inspector, Bill Earles (30)
 Building Inspector, Sid Hinkle (35)
 Metropolitan Zoning Administrator, Lon F. (Sonny) West - 55 years

Sonny West received a Special Presentation from Mayor Karl Dean recognizing Sonny as the longest tenured employee of the Metropolitan Government. Mr. West is a graduate of the Vanderbilt University School of Law. As the Zoning Administrator, he administers Metro's Zoning Ordinance, supervises the Permits and Zoning Examination sections, and maintains public records for the Codes Department.



Mayor Karl Dean recognized Lon "Sonny" West as being the longest tenured employee in Metro with a special presentation at the Employee Service Celebration. With Sonny and the Mayor is Terry Cobb, Director of Codes & Building Safety.

CODES INSPECTORS RECEIVE NEW HYBRID CARS

New Vehicles Offers Valuable Cost Savings and Help Protect the Environment

In July the Department of Codes and Building Safety replaced 5 conventional gas cars with Toyota Camry Hybrid cars. This is part of the effort by Metro Fleet to start replacing conventional vehicles with hybrids throughout Metro whenever they are feasible for the work being done by those driving the vehicles.

These 5 new cars are just the first hybrids to be permanently assigned to Codes field inspectors doing building, mechanical, electrical, plumbing, urban forestry and zoning inspections. Plans are to continue in the future replacing the older Code vehicles with hybrids. The department will add seven additional hybrid vehicles to it's fleet this fiscal year. So far the inspectors have been very pleased with the performance and durability of the hybrid cars even when they are driven on rough, construction sites.

Mechanical Inspector Shannon Roberts says of his new Camry, "I have enjoyed my new Camry. I have had a good response in the community from the public. As you can imagine, it is a topic of discussion on job sites. To my surprise, all of the comments are usually positive. I think the hybrids are a win, win for the city and the tax payers, I personally figured my mileage at 35mpg making the hybrid fiscally responsible and environmentally conscience. "

Stephan Kivett, our Urban Forester, also drives one of the new hybrids. "I never dreamed that as a government employee, I would be driving a "non-American" made car; albeit "built" in Marysville OH. But the Toyota Camry Hybrid has truly impressed me since it's arrival at the end of June. I look forward to starting the ultra-quiet engine and "sneaking" out of the parking garage each day. The many informational displays keep me interested in the hybrid battery status, the MPG, and the outside temperature. The stereo sounds great and the interior eliminates almost all outside noise. "



Two of the five new Toyota Camry hybrid vehicles assigned to the Codes Department. Stephan Kivett (top) and Shannon Roberts (below) give the new hybrids high marks and welcome the opportunity to use these environmentally friendly vehicles.



Notes on Historic Zoning—Increasing Energy Efficiency in Old Buildings

While you are enjoying these beautiful early Tennessee fall days you may be thinking ahead to the colder days soon to come and how you can increase the energy efficiency of your home. If you live in an older home, you may be experiencing high energy bills and have just chalked it up to the inefficiency of an old building; however, if these buildings are well maintained they can work as well, and maybe even better, than a new building. The buildings with the worst reputation in terms of efficiency are those built between 1940 and 1975, according to a study conducted by the Energy Research and Development Administration. (The majority of Nashville's historic homes were constructed prior to 1950.) The U.S. Energy Information Administration tells us that commercial buildings constructed prior to 1920 use roughly the same amount of energy as more efficient buildings built since 2000. The reputation of older structures as energy sieves is simply not justified by the data.

So what do you need to do to take advantage of the efficiency of your old house? A few of the easiest ways to conserve energy are: lowering the thermostat in the winter and raising it in the summer, reducing the level of illumination, having mechanical equipment serviced regularly, cleaning radiators and forced air registers, and taking advantage of the home's original sustainable design features. Homes constructed at the turn-of-the century and before did not originally have central heating and air systems so they were designed to be energy efficient year-round, using such details as operable windows, shutters, transoms and awnings. In this region, balconies, porches, wide roof overhangs, and shade trees minimize the heat gain from the summer sun. Taking advantage of these passive measures can save as much as 30% of the building's energy use.

When considering more active measures, know that air moves vertically, not horizontally, so the majority of a building's energy loss is actually through the roof. Often the most cost-effective energy retrofit is to first upgrade the attic insulation and next the insulation in the basement or crawl space beneath the floor. The addition of wall insulation is often not recommended for several reasons. The cost can be high and with the energy loss through the walls being such a small percentage of the total it may not be worth the money. In addition, the introduction of wall insulation can often cause serious technical problems such as trapping moisture and causing decay of materials, a loss of thermal quality or the corrosion of metals and stone.



Storm windows can increase the energy efficiency of an older building and allow for the retention of the historic window

Perhaps the greatest myth surrounding older buildings is the inefficiency of windows. Remember, the majority of energy loss is through the roof. The 10 to 12 percent of total air infiltration lost through windows is through the openings in and around the sash, not through the glass. Therefore, your money is often best spent making sure windows are in good repair and well painted rather than sending old windows to the landfill and installing expensive replacement windows.

Today, we also have the option of adding storm windows to increase efficiency and decrease noise. Storm window designs that use blind stops, have meeting rails that match the existing window's meeting rails and that are painted to match the windows are almost invisible. Adding storm windows will result in a window assembly (historic window plus storm window) with an R factor of 1.79 which outperforms a double paned window assembly (with an air space up to 1/2") that only has an R factor of 1.72. If the walls of a historic building have an R-value in the teens, taking a window from R1 to R3 with a replacement window will not provide sufficient energy savings to offset the cost of replacement windows.

With the hottest weather behind us, now is the time to get up in that attic to check your insulation and enjoy the outdoors by repairing, caulking and painting your windows. A little time spent now will save you money this winter.

This article has been provided by the Metro Historic Zoning Commission which provides Preservation Permits for exterior alterations within historic overlays. When planning a project, contact them early to save time and money. For more information, visit www.metro.gov/mhc.

Please let us know what you think about our service by visiting <http://www.surveymonkey.com/s/8N6GHKC> and completing a short survey. Thank you.

**Department of
Codes & Building Safety**

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Director—Terrence Cobb

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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

**Codes Hosts
Annual Golf Tournament**

The 14th Annual Metro Codes Char-ity Golf Tournament was held on October 2, 2010 at the Ted Rhodes Golf Course.

This years tournament was the most successful in the events 14 year history. Through the support of 140 sponsors and 128 golfers, \$29,000 is being donated to the Metro Em-ployees Consolidated Charities Campaign (MECCC) for the benefit of Easter Seals Camp program and the Harris-Hillman School.

