



# Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

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Thousands Celebrated the New Year  
at the Bash On Broadway

Photo courtesy: Nashville Convention & Visitors Bureau

MUSIC CITY ★ NEW YEAR'S EVE  
**BASH ON BROADWAY**



Wishing you a

**HAPPY NEW YEAR!**

may each day of the year  
be vibrant and new  
bringing along  
many reasons for celebrations.

### BUILDING PERMITS RISE IN 2010

*Department sees rise in permits over 2009*

In 2010, the Department of Codes & Building Safety issued 10,980 building permits representing construction valued at more than \$1.3 billion. According to Codes Director, Terry Cobb, "Building Permits increased in 2010 in both number and value. We issued 51% more building permits in 2010 than we did in 2009 - and the value represented by those permits was also 50% higher than in 2009."

The chart, below, shows an annual comparison of the construction values represented by building permits issued over the past seven (7) years.



### Music City Center Update

The latest fact of the week taken from the Music city Center Update:

- There will be approximately 1,600 doors in the Music City Center.
- The concrete team has poured more than 61,000 cubic yards of concrete to date.
- Construction has entered a new phase: the first steel was erected on site the first week of January.



Photo by: MCC Project Manager Kristen Heggie

## SUMMARY OF BUILDING PERMITS BY TYPE IN 2010

The table below shows all the building permits issued in 2010, by type of permit and building type.

Summary by Permit Type:	Tot Value	% of Tot	Tot Permits	% of Tot
CACF Building Commercial—Foundation	\$3,917,164	0.3%	31	0.3
CACG Building Commercial—Structural Frame	\$101,809,899	7.4%	2	0.0%
CACH Building Commercial—Shell	\$34,800,678	2.5%	11	0.1%
CACJ Building Commercial—Fire Damage	\$191,150	0.0%	7	0.1%
CACK Building Commercial—Roofing / Siding	\$14,626,759	1.1%	115	1.0%
CACL Building Commercial—Flood Damage	\$79,423,430	5.8%	413	3.8%
CACN Building Commercial—New	\$442,094,306	32.1%	146	1.3%
CACP Building Commercial—Change Contractor	\$175,000	0.0%	1	0.0%
CACR Building Commercial—Rehab	\$212,663,812	15.5%	1059	9.6%
CACT Building Commercial—Tenant Finish Out	\$29,670,441	2.2%	102	0.9%
CADM Building Demolition Permit	\$3,393,766	0.2%	297	2.7%
CARA Building Residential—Addition	\$31,067,269	2.3%	659	6.0%
CARE Building Residential—Amend Permit	\$1,104,719	0.1%	41	0.4%
CARF Building Residential—Foundation	\$133,635	0.0%	6	0.1%
CARH Building Residential—Shell	\$2,764,953	0.2%	3	0.0%
CARJ Building Residential—Fire Damage	\$5,590,996	0.4%	74	0.7%
CARK Building Residential—Roofing / Siding	\$4,966,240	0.4%	704	6.4%
CARL Building Residential—Flood Damage	\$84,297,963	6.1%	2922	26.6%
CARM Homeowner Flood Damage Repair Permit	\$41,070*	0.0%	550	5.0%
CARN Building Residential—New	\$259,400,380	18.8%	1358	12.4%
CARP Building Residential—Change Contractor	\$1,758,012	0.1%	40	0.4%
CARR Building Residential—Rehab	\$22,622,104	1.6%	878	8.0%
CART Building Residential—Tenant Finish Out	\$1,374,029	0.1%	28	0.3%
CARW Building Residential—Renew Permit	\$738,341	0.1%	25	0.2%
CASN Building Sign Permit	\$4,514,895	0.3%	686	6.2%
CAUO Building Use & Occupancy	\$4,631,611	0.3%	580	5.3%
<b>Grand Totals</b>	<b>\$1,376,357,840</b>		<b>10,980</b>	

\* Online permits did not adequately capture the cost for construction for the 550 residential flood-repair permits which were issued over the internet to the flood-victims pulling permits to repair their own homes. It is estimated that these 550 building permits would more accurately represent about \$15,867,173 in building construction (at an average of \$28,849 per home).

The \$28,849 average cost of a residential flood damage repair is based upon the values represented by the previous category "CARL Building Residential—Flood Damage", where the construction costs were carefully captured and reported.

## Pool Alarms Required

*New “Katie Beth’s Law” aims to help prevent accidental drowning*

The family swimming pool is a welcome recreational feature for millions of American homes. It’s a place where families and friends gather for fun and relaxation. But these pleasure spots can be the source of tragedy when appropriate safety measures are not met. One of the most significant hazards associated with swimming pools is accidental drowning of young children.

Statically, most accidental drowning of children takes place while the child is under adult supervision. The child may have only been out of sight for less than five minutes. To combat this needless tragedy, a new law has been passed that now requires new swimming pools to have alarm.

Known as the “Katie Beth’s Law,” named after the Great-granddaughter of State Senator Charlotte Burks. Katie Beth drowned in a Cookeville swimming pool in 2009. Under the new law, any Tennessee homeowner who installs a residential swimming pool after January 1, 2011, must install a pool alarm. This is a device that will emit a sound of at least fifty (50) decibels when a person or an object weighing fifteen (15) pounds or more enters the water of a swimming pool.

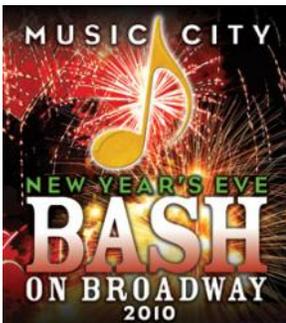
Section 68-14-805 (b)(1) of the law prohibits the Codes department from issuing a building permit for the construction or substantial alteration of a swimming pool located at a residential dwelling unless the project calls for a functioning swimming pool alarm to be installed prior to the completion of the construction project. When an electrical inspection is required as part of the

pool installation, the electrical inspector will not issue a final on the electrical wiring unless a properly functioning swimming pool alarm has been installed.

There are many alarm options available to protect both in-ground and above ground pools. All licensed swimming pool installers have been made aware of this new law and they are required to display a sign that notifies customers that State Law now requires a pool alarm be installed. Of course, nothing takes the place of constant, adult supervision, but this new law adds an additional layer of protect.



# MUSIC CITY ★ NEW YEAR'S EVE BASH ON BROADWAY

The threat of rain did not dampen the spirits of thousands who gathered at Nashville’s New Year’s Eve party on Lower Broadway. Phil Vassar headlined the event. Other performers were Will Hoge, Heidi Newfield and Damien Horne.

This annual event features the famous midnight Guitar Drop® sponsored by Hard Rock Café.

Well wishers braved the elements and were rewarded with a first class celebration. The event culminated in a fantastic fireworks display, said to be in the top 10 for New Year’s Eve fireworks. In addition to the live music on Broadway, all of Nashville’s hotspots up and down Broadway were open to provide partiers with a wide variety of food and entertainment.

The event organizers are already looking forward to next year’s celebration.



This photo shows the huge crowd gathered to watch the famous ‘Guitar Drop’ to ring in the new year.

Photo courtesy of Nashville Convention & Visitors Bureau

## Cobb Named to Green Construction Code Committee



Terry Cobb, Director, Nashville and Davidson County Department of Codes & Building Safety

The International Code Council (ICC) has named Metro Codes Director, Terry Cobb, to serve on the Code Development Committee for the International Green Construction Code (IGCC). The development of the ICC's green construction code has been a joint effort of the ICC, the American Institute of Architects (AIA) and the American Society for Testing and Materials (ASTM).

In 2009, the International Code Council launched the development of a new *International Green Construction Code* (IGCC) initiative 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 the American Society for Testing and Materials (ASTM) International. The AIA and ASTM have played a vital role in the development of the IGCC. The AIA presence assured a focus on their 2030

Carbon Neutrality Goal. ASTM International, which carries a world-wide reputation as a standards developer, strengthened the scientific basis that drove 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 compliance option within the IGCC.

The Public Comment Hearing for the further development of IGCC Public Version 1.0 was held in Chicago, IL in August of 2010. The results of the Public Comment Hearing were posted by the ICC in November and ICC introduced IGCC Public Version 2.0 to some 28,000 attendees of the US Green Building Council's "Greenbuild" Conference & Expo in November, also in Chicago, IL.

The 2<sup>nd</sup> Draft of the IGCC, known as Public Version 2.0 is now being submitted to the ICC's normal Code Development Process. The 2012 Edition of the International Green Construction Code is expected to be published around March of 2012.

### EduCode

**January 31-February 4, 2011**  
The Orleans Hotel • Las Vegas, Nevada

EduCode 2011 features highly specialized courses for working professionals, including architectural, plumbing, mechanical, electrical, and structural, fire protection, code enforcement and leadership topics essential for building design, expanding your skills, and earning and maintaining certifications and other credentials.

#### A Must Attend!

- Accelerated learning
- Earn ICC CEUs

- Onsite bookstore
- Trade Show
- Food, fun and networking

#### Hotel Info

[The Orleans Hotel & Casino](#)  
4500 W. Tropicana Ave.  
Las Vegas, Nevada 89103

1-800-ORLEANS (1-800-675-3267)



## Proper Procedure For Septic Tank Closure

*Abandoned, improperly closed systems can present a significant safety hazard*

One of the benefits of the infrastructure improvements is the expansion of interceptor sewer service to outer laying communities. This allows homeowners and businesses to tie into the municipal sewer system, but, also creates a potential problem. Once the connection is made to the municipal sewer system, there is the problem of how to properly retire the old septic system.

In the past, too many of these systems were simply abandoned. No effort was made to properly seal and secure these structures once they were taken out of service. Several Code sections apply to unused septic systems.

### 101.4 Abandoned systems.

Abandoned private sewage disposal systems shall be plugged or capped in an approved manner. Abandoned treatment tanks and seepage pits shall have the contents pumped and discarded in an approved manner. The top or entire tank shall be removed and the remaining portion of the tank or excavation shall be filled immediately.

### 108.7 Unsafe plumbing.

Any plumbing regulated by this code that is unsafe or that constitutes a fire or health hazard, insanitary condition, or is otherwise dangerous to human life is hereby declared unsafe. Any use of plumbing regulated by this code constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Any such unsafe equipment is hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

These provisions are the requirements for septic systems from the 2006 International Plumbing Codes. Failure to properly remove a septic system from service could result in serious injury due to a collapse of the containment vessel. It is important to properly abandon un-used septic tanks, cesspools, or drywells. If an old septic tank, cesspool, or drywell is simply "left alone" there may be very serious cave-in or fall-in safety hazards.

Septic tank, drywell, or cesspool abandonment or tank closure may involve complete tank removal, tank crushing (steel septic tanks), or most common with site-built tanks/cesspools/drywells, and with concrete tanks, the cover is opened and the tank is filled-in with rubble and soil. The existing system should be evaluated by a licensed professional in order to determine the option that will work best for any particular site.

The importance of this issue cannot be overstated. Questions about the applicable code sections or for general information on this or any issue related to plumbing can be directed to Terry Selby, Plumbing division Chief at 862-6620.



Photo Source: InspectAPedia.com, used with permission

## Safety Tips For Closing a Septic Tank

Properly abandoning a septic tank, drywell, or cesspool which is no longer in use involves at least the following steps:

- **Locate all of the un-used septic tanks, cesspools, drywells** on the property. At some properties there may be multiple systems and tanks, such as a chain of old cesspools or one or more septic tanks with a separate drywell.
- **Pump out the septic tank, cesspool, or drywell** - a septic pumping contractor performs this step.
- **Break open the tank bottom** - so that it won't hold surface runoff, forming an un-wanted water or mud reservoir. If the septic tank is steel, often the contractor will dig out the tank, crush it, and then bury it back in the original hole. When we installed a new concrete septic tank the contractor buried the crushed steel one on edge alongside the new concrete tank.
- **Fill in the septic tank, cesspool, or drywell, or hole** where the tank was located (if you crushed an old steel tank) with stone, rubble, and soil so that there is no future collapse hazard.
- **Document the location of the filled-in items** so that future site work or building plans can avoid or at least anticipate

these buried obstructions.

- If newer septic tanks, cesspools, or drywells remain in use at the property, be sure that their locations are documented and that each of these has an intact, secure cover that will not cave in nor be easily opened by a child.

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Are you planning a home improvement job? Planting a tree? Installing a fence or deck? WAIT! Here's what you need to know first:

Whether you are planning to do it yourself or hire a professional, smart digging means calling 811 before each job. Homeowners often make risky assumptions about whether or not they should get their

utility lines marked, but every digging job requires a call – even small projects like planting trees and shrubs.

While trees clean our air, provide shade and beauty, and make our yards and homes more comfortable, planting them is complicated and must be thoughtfully planned out.

Where you plant your tree is very important. When planting your tree, you may be tempted to plant where the tree would look the best or provide the most shade, but that could be a mistake. Not only could you damage an underground utility line when you plant it, but as your tree matures its roots may grow into your utility lines and disrupt your service, requiring you to remove what you've planted. Or, a tree planted too close to your home could damage your foundation. Smart digging is no accident: always call 811 before you dig.



Know the growth habits of the tree you are planting, and how its roots will grow when mature. For instance, the root systems of willow trees are particularly aggressive and should be planted well away from any underground impediment. Think above you too...make sure your new tree will not grow tall enough to interfere with overhead lines either.

All states require those who plan on digging to call ahead to get their utility lines marked before digging, and while your desired spot might make a great location for a swing, it may be directly above an underground utility line. By calling 811 a few days before you dig, you'll make sure your tree will provide all the benefits you want while still protecting your property and family. One easy phone call to 811 gets your underground utility lines marked for free.

Remember, know what's below. Always call before you dig.

**Tennessee**  
 Tennessee 811  
 811 or 1-800-351-1111  
[www.tennessee811.com](http://www.tennessee811.com)  
[Contractors Web Ticket Entry](#)

## Department Hires New Mechanical Inspector



Director Terry Cobb announced effective Monday, January 10, 2011, Jerry Horton has joined the Codes Department and is assigned to the Mechanical Inspection Division.

Mr. Horton, a Nashville native, has worked in the heating and cooling industry since high school. After graduating from Smyrna High School, Jerry worked for a local Heating and

Air company making duct fittings. In 1993 he worked for Air Tech

Heating and Cooling where he ran the sheet metal shop and installed duct work and HVAC units.

In 2003 he obtained his contractor's license. He also owned and operated his own HVAC company prior to joining Ed's Supply Company, a local provider of HVAC supplies and equipment.

Jerry and his wife Sharon, have a daughter named Sony. In his spare time he enjoys fishing, titans football and family get togethers. He is excited about the opportunity to join the Codes family.

**Department of  
Codes & Building Safety**

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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

## METRO TO OFFER CHRISTMAS TREE DROP-OFF PROGRAM

Metro officials again encourage everyone to recycle their live Christmas trees following the holiday season.

Davidson County residents can leave their trees at one of 10 Metro sites and 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 will be accepted.

- WHO: Metro Parks & Recreation and Metro Public Works departments
- WHAT: Christmas Tree Drop-off Program
- WHEN: December 28, 2010 to February 11, 2011
- 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 along public roadways, keeps them out of landfills and helps save Metro the cost of disposal fees. Approximately 12,000 Christmas trees are recycled each year through the drop-off program.

Natural brown mulch, made from Christmas trees and yard brush, is sold at the Bordeaux facility for eleven dollars a cubic yard. The facility is open Monday-Saturday from 7 a.m. until 4 p.m. For more information, call 862-8640.