



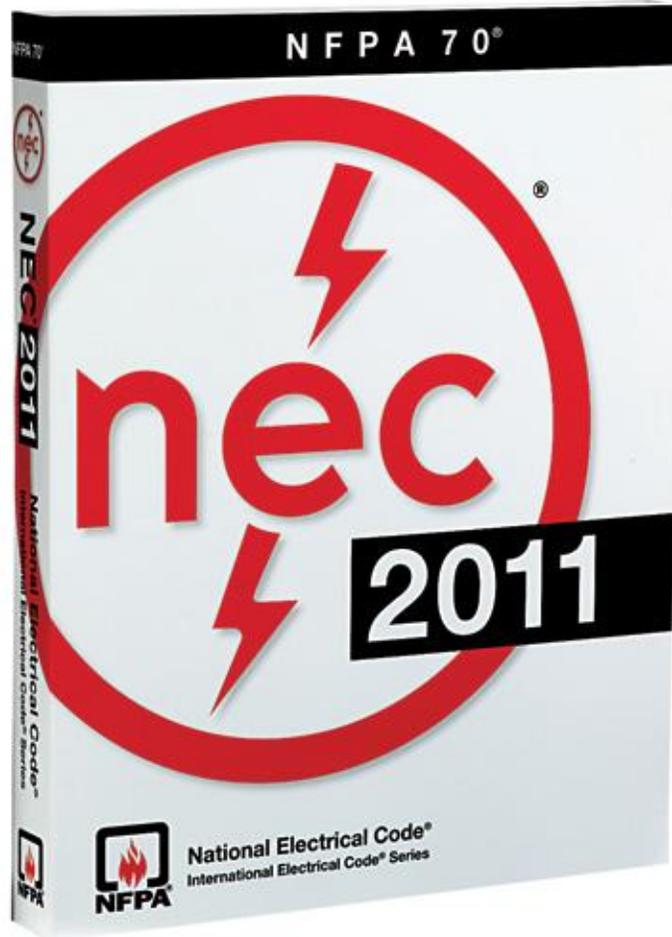
Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

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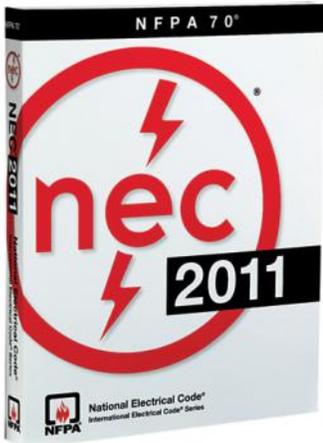


Metro Codes Proposes Adoption of 2011 National Electrical Code



Metro Codes will be closed for the observance of Presidents Day on February 21, 2011

Metro Codes to Propose Adoption the 2011 National Electrical Code



Metro Nashville currently uses the 2005 National Electrical Code (NEC), with some local amendments, as the Metro Electrical Code. In April of this year, the department will propose updating our electrical code to the 2011 Edition of the NEC.

The State of Tennessee has currently adopted the 2008 Edition of the NEC and requires all exempt jurisdictions (such as Nashville) approved by the State to enforce electrical codes at the local level, to

adopt an edition of the NEC which is current within 7 years. As we approach 2012, Metro Nashville will meet this requirement by adopting the most current edition of the NEC, the 2011 Edition.

As we move toward this adoption it will go through a process we call "Change Management". This process was developed as a method to inform and receive feed-back from those affected by this change, well in advance of making the change in codes. We are including information about the proposed change in this newsletter, we will send it out to all who are on our email lists, we will speak about it at trade organizations, we will post information on our website, and in general try to put the word out that change is coming so everyone can plan accordingly and be prepared.

We're interested in your comments, questions and suggestions. We want to get feedback about the proposed change. Feedback on the proposed change may be sent electronically to wade.hill@nashville.gov or by hard copy to:

Wade Hill
Department of Codes and Building Safety
P.O.Box 196300
Nashville, TN 37219-6300

If passed by the Metro Council, the 2011 NEC will become effective upon passage in the Metro Council and signature of the Mayor. We anticipate the effective date being sometime around July 1, 2011.

Of course, there will be a transition period attached to the effective date of the ordinance. Permits issued before the effective date of the ordinance will be inspected using the 2005 NEC. Projects which have an active application and plans submitted prior to the effective date of the ordinance will be reviewed, approved and inspected under the 2005 NEC. Projects submitted within 90 days of the effective date of the ordinance may be reviewed and inspected under either of the code editions (2005 or 2011). The choice must be requested at time of plan submittal.

The 2011 NEC addresses several topics of current interest which are not adequately covered by the 2005 edition. There are chapters covering Solar Photovoltaic Systems, Fuel Cell Systems, Electric Vehicle Charging Systems, and Small Wind Systems. There are also some significant changes from the currently adopted 2005 NEC. Below are a couple of the more significant changes. In addition, there are several websites available which

elaborate on many more of the changes made since the 2005 Edition.

<http://www.iaei.org/magazine/?p=4488>

This site is hosted by the IAEI, the International Association of Electrical Inspectors and is Part 1 of 2 of their list of significant changes.

<http://www.iaei.org/magazine/?p=4454>

This is Part 2 of the IAEI list of significant changes.

There are many others on-line. Search "Significant Changes in 2011 NEC", using your favorite internet search engine.

In particular, here are three the Significant Changes we noted since our 2005 NEC adoption:

Significant Changes

210.12 ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION.

Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit.

Note: The 2005 NEC requirement was for dwelling unit "bedrooms only". The 2011 NEC expands this to include dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms – essentially, all areas except kitchens and baths (areas protected by GFCI).

240 OVERCURRENT PROTECTION

240.24 Location in or on Premises.

(F) Not Located over Steps. Overcurrent devices shall not be located over steps of a stairway.

Note: This change prohibits the installation of overcurrent devices in stairways. Overcurrent devices may be located over the landings adjacent to stairs. This was a safety concern for electricians working on uneven surfaces.

210 BRANCH CIRCUITS

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel.

Ground-fault circuit-interruption for personnel shall be provided as required in 210.8(A) through (C). The ground-fault circuit-interrupter shall be installed in a readily accessible location.

Note: This change requires GFCI devices to be located in a

(Continued on page 3)

(Continued from page 2)

“readily accessible location”, to be able to test and reset the device. Owners should not have to use a ladder or move appliances to test or reset the GFCI device.

In next months newsletter we will list more significant change we have noted in the 2011 National Electric Code. Please review the noted information, the web-sites, and your own experiences and let us know your opinions. If you have any questions or comments, please email them to wade.hill@nashville.gov



Tim Vanderejucte, an Electrical Inspector with Metro Codes inspects a newly installed electrical panel at t new construction jobsite, applying standards defined in the National Electrical code.



Music City Center Update

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

- Concrete pours for the 5th floor exhibit hall continues, as shown at right, progressing from east to west.
- Installation of NES and DEC cable and ducts will continue through mid-February.
- Foundations and retaining walls continue to be built at the far north, south, and east ends of Area C.
- TTL, the project’s geotechnical firm, has broken more than 55,000 concrete cylinders for testing to date.



Photo by: Aerial Innovations

PERMITS INCREASED IN 2010

Department experienced rise in permits over 2009

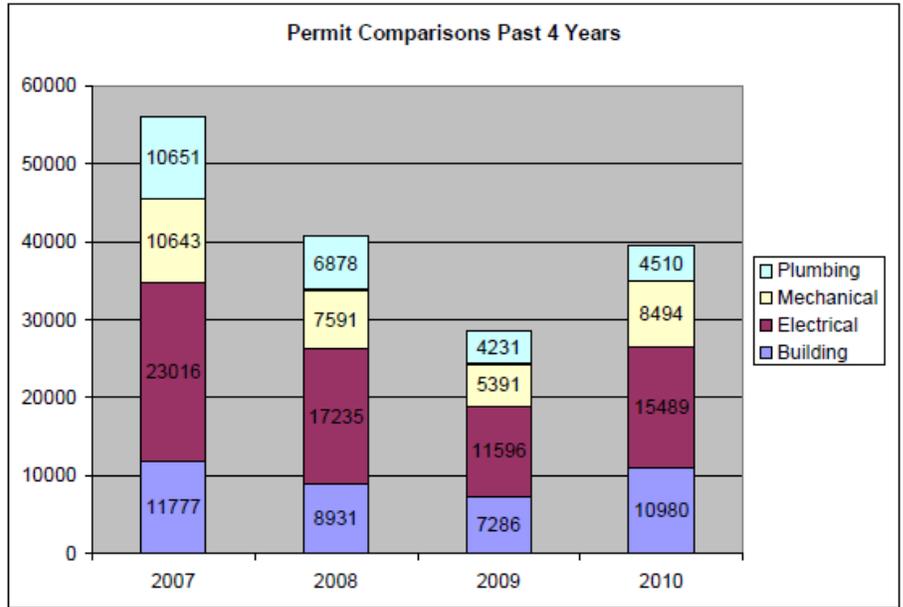
In 2010, the Department of Codes & Building Safety experienced a significant increase in the number and value of building permits issued by the department for building construction in Nashville and Davidson County.

The number of “trade permits” for electrical, plumbing and gas/mechanical installations and systems were also 34% higher in 2010, than in 2009.

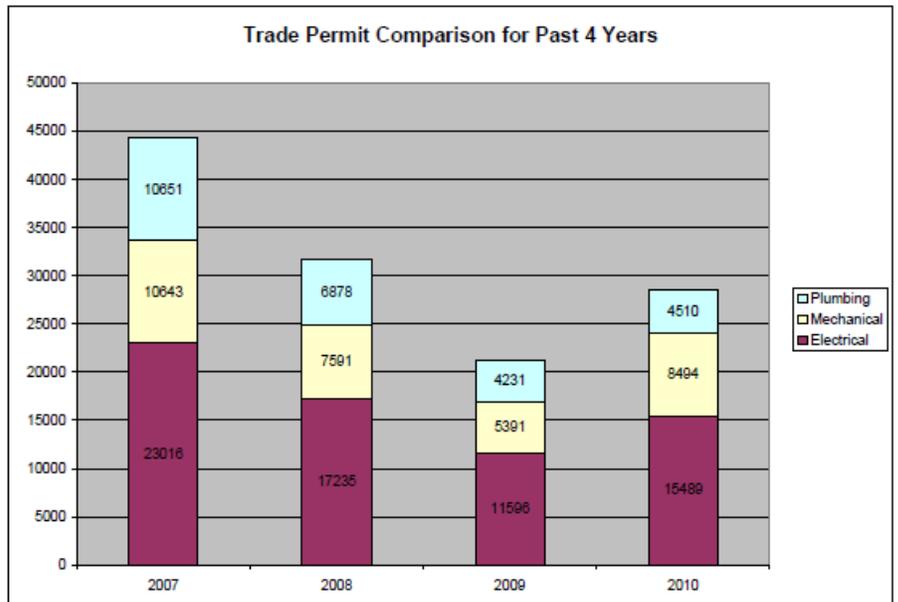
The value of building construction started in 2010 was 50% higher than in the prior year (2009) and the number of building permits issued in 2010 was 51% higher than in 2009.

The charts, below, show a comparison of the number of permits in 2010 compared with the 3 previous years.

Permit Comparison for Past 4 Years
Including “Building” and “Trade” Permits

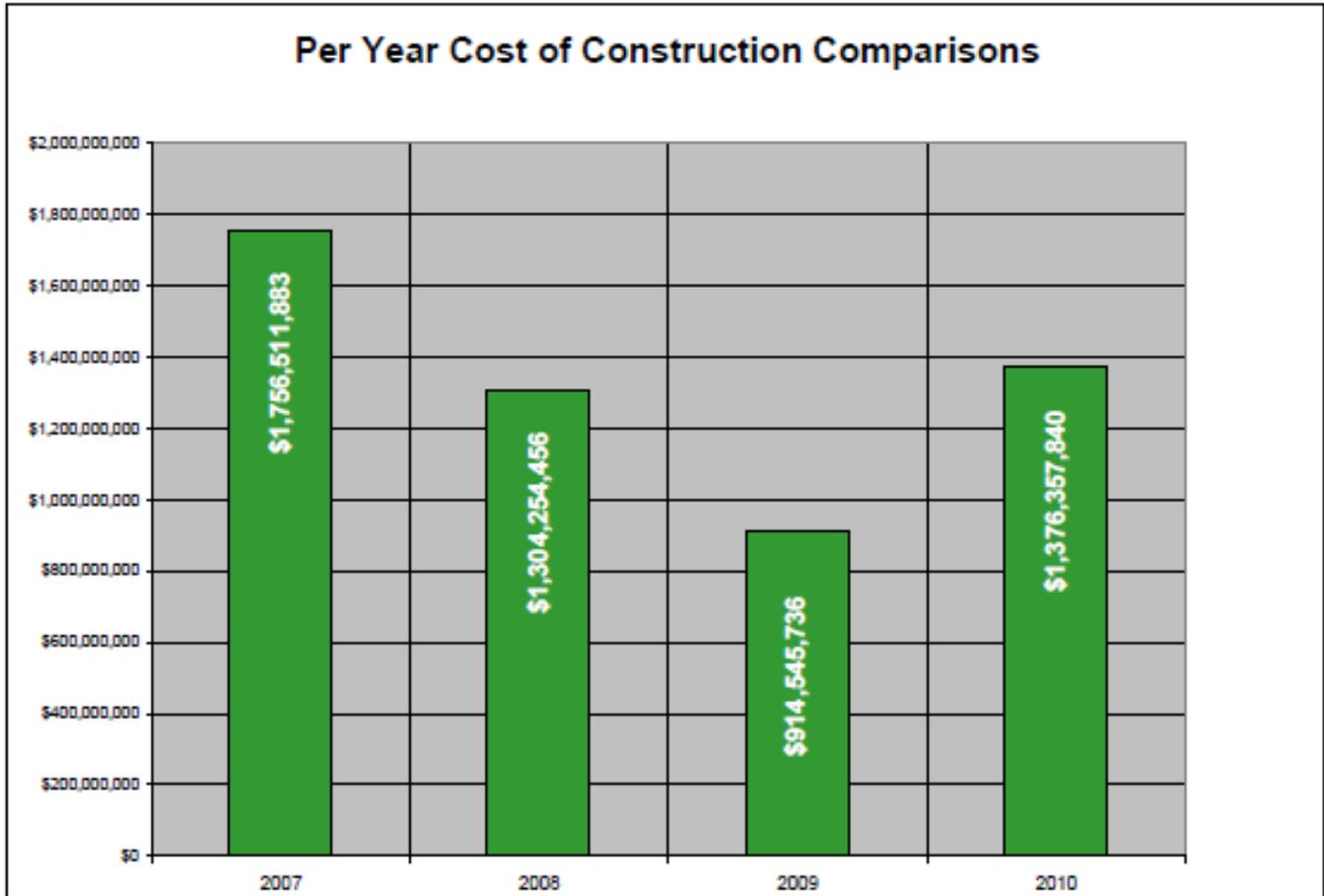


Trade Permit” Comparison for Past 4 Years
Includes Plumbing, Mechanical and Electrical Permits



PERMITS INCREASED IN 2010

Department experienced rise in permits over 2009



Per Year “Cost of Construction” Comparisons
The value of building construction in Nashville and Davidson County

Online Historic Preservation Tool Now Available

The Virginia Department of Historic Resources and Tusculum Institute has developed an “Interactive Preservation House”. Through drawings and photos of a historic home, you can navigate different touch points and learn about fairly simple maintenance and preservation techniques as well as their energy impact. The goal of the project was to make the easy connection between historic preservation, sustainability, energy and cost savings for the average historic homeowner.

Although this is a Virginia project, the information is equally useful to us in Tennessee. Visit <http://tusculum.sbc.edu/toolkit/preservation-house.html> (the graphic at right is a screen shot of the web page)



Ordinance encourages Low Impact Development (LID) practices Metro Council Approves Ordinance BL2010-794

From Metro Water Services

On December 21, Metro Council approved on third and final reading Ordinance BL2010-794, which directs Metro Water Services (MWS) to create a new Volume of its Stormwater Management Manual to encourage Low Impact Development (LID) in Nashville. LID is a planning and engineering design approach to land development that includes conservation of natural features and the infiltration, evapotranspiration, and re-use stormwater on the site where it is generated. LID practices can also be referred to as Green Infrastructure (GI) and includes strategies such as green roofs, bioretention, and pervious pavement. As part of this process, MWS will also review their floodplain management policies and the concept of “no adverse impact” site design. MWS has retained the services of AMEC & Hawkins Partners to facilitate this process.

One requirement of the Ordinance is the identification and removal of barriers to the utilization of LID in current Metro Codes, regulations, and policies. To begin this process, a group of representatives from Metro Water Services, Planning, Public Works, Metropolitan Development and Housing Agency, Codes and Building Safety, Parks, Fire, Health, and the Mayor’s Office met on December 15th. The meeting began with an introduction to the concepts of LID and Green Infrastructure. The EPA’s Water Quality Scorecard, a tool designed to review local codes and ordinances to increase water quality protection, was explained and each member was given an electronic version of the Scorecard to fill out. AMEC subsequently reviewed the Scorecard responses and met individually with each department to resolve any discrepancies. Departmental staff will discuss the barriers to LID implementation identified with the Scorecard at their next meeting on February 23, 2011.



The green roof @ the Shelby Bottoms Nature Center reduces stormwater run-off from the facility.

MWS has also established a Stakeholder Committee to assist in the development of the LID Manual and floodplain recommendations. The Committee consists of representatives from Metro Council, MWS, the development community, non-profit organizations, professional organizations, and the Mayor’s Office. The first meeting of the Committee was held on January 18th and included an introductory presentation, after which the attendees broke into two groups. The LID working group discussed their experiences with LID including any obstacles they encountered. A second meeting was held on February 15th and concentrated on incentives. The Floodplain working group is tasked with reviewing Metro’s current floodplain policies in light of the May 2010 flood and identifying potential areas for improvement. This group will meet again on February 22nd.

This development of the LID Manual and the floodplain recommendations will include the identification and analysis of innovative programs from across the United States. Incentives will not only be identified to increase the utilization of GI, but will

also try to encourage infill development, that is often benefited by having existing infrastructure, and can reduce development pressures on “greenfield” sites. When completed, the new Manual will include a stormwater design approach that will put Metro in compliance with its soon to be reissued State Stormwater Permit ahead of schedule. Through this process, MWS plans to provide the development community an easier path to utilize LID while at the same time providing some rewards for doing so.

For more information of LID and to view a virtual tour of LID sites in Nashville, please visit MWS’ Stormwater website @ <http://www.nashville.gov/stormwater/LIDResources.asp>.



Nashville’s Virtual LID Tour Site Available

Metro Water Services has created an interactive web site that allows users to take a virtual tour of LID sites within Davidson county. Projects range from the improvements at the Fulton Complex (a screen shot appears at left) to the green roof at the Pinnacle Building, the latest high-rise tower in downtown Nashville.

Mayor Provides Additional Funds for the Codes Department to Demolish Unsafe Buildings

Funds Increase will allow for demolition of over 40 dilapidated structures

Mayor Karl Dean announced today that he is making a supplemental budget appropriation for Metro Codes to fully fund the demolition of 40 buildings that have been abandoned by their owners and determined to be a public safety hazard.

Dean provided a supplemental appropriation for Metro Codes last fiscal year under similar circumstances.



Burned out home at 1106 Glenview Dr.

“The economic environment over the last few years has brought more abandoned buildings than usual,” Dean said. “It is important that we are prudent with the use of reserve funds. But in a situation such as this, where buildings are posing a hazard in neighborhoods for fires, infestations or illegal activity, we have to air on the side of public safety and quality of life.”

A property is placed on the Metro Codes’ demolition list only after the property owner fails to repair or demolish the building on their own. When Metro Codes pays for a dilapidated building to be demolished, a lien is placed on the property until the property owner reimburses Metro Government for the cost of the demolition and related administrative services.



Burned out duplex at 119 Welworth St

A resolution approving the appropriation will be filed with the Metro Clerk’s Office tomorrow and will be considered at the Feb. 1 Metro Council meeting.

Metro Codes was allocated \$155,000 in the current fiscal year budget for building demolition, but remaining funds will only cover about half of

current demolition needs. The supplemental appropriation is for \$150,000 to come from the city’s reserve fund. Without the additional funds, the department would have to wait until the start of the new fiscal year on July 1 to demolish the unsafe buildings.

Metro Demolition Process

How condemned properties are demolished

Many people mistakenly think that a condemned property automatically qualifies for demolition by Metro Codes. Unfortunately, this is not the case. Properties that are in sound condition but that may be vacant, dilapidated, boarded up, or abandoned may not qualify for demolition. Certain conditions must be met before a property is recommended for demolition. The process includes the following steps:

- Once inspected, the costs of the repairs must exceed 50% of the assessed value of the structure.
- A title search must be done to identify the owner(s) and all interested parties who any have a legal claim on the property.
- The property owner and all interested parties must be notified of our findings and be given an opportunity to respond to our “charges” that the property is unfit and requires demolition.
- If the certified mailings for the hearing notice are not received or accepted, we must advertise the hearing in a publication of record to satisfy the due process requirements for official notice.
- After the hearing, if the owner / agent, etc., cannot demon-

strate an ability to salvage the structure, we will issue an order to demolish the building, giving them 60 days to do so. They can appeal this order within 20 days of receipt of the order.

- If the owner appeals and the Appeals Board upholds the demolition order, they can appeal that decision to Chancery court.
- If there is no appeal and the property is not demolished by the owner, Metro will seek bids to have the structure torn down. A lien for the cost of demolition is then assigned to the parcel.

All of these steps must be followed in order to give the owner their “due process” as required by law. This process can be time consuming as there are several variables that can delay our action. The key to success in this process is patience. Codes will continue to every reasonable step necessary within the scope of the law to remove severely dilapidated and dangerous structures.

36th Annual Preservation Awards

Metropolitan Historical Commission now accepting nominations for 2011 Preservation program

The Metropolitan Historical Commission is now accepting nominations for the 2011 Preservation Awards program, honoring Davidson County's best preservation projects. The public is invited to submit any building or structure, built no later than 1960, that has been restored, rehabilitated, or carefully maintained over time.

The awards also recognize well-designed new construction that harmonizes with a historic environment. Buildings open to the public as historic sites are not eligible. Previous winners MAY be eligible if the work is significantly different.

Categories for nominations include:

- Residential Properties (single-family and multi-family)
- Commercial Buildings
- Engineering and Industrial Structures
- Educational and Institutional Buildings
- Infill Construction (new structures located within a context of historic architecture)



The Interior of the Filter Building of the Omohundro Water Treatment Plant, winner of the 2010 Preservation Award - The 1920s building was painstakingly restored and rehabilitated to address structural damage from water intrusion. The complicated project was completed in four phases, with only six filters taken down at any one time.

Nominations will be judged on their architectural merit and/or historic interest, soundness of condition, creativity in adaptation for contemporary use, and sensitivity to historic architectural integrity. Nominations are due Friday, March 25, 2011.

This year marks the 36th Anniversary of the Metropolitan Historical Commission's annual awards program. Winners will be announced at a public ceremony in May 2011, date and time to be determined.

For an application and more information, visit www.nashville.gov/mhc/preservation_awards.asp or contact Scarlett Miles at (615) 862-7970 or email scarlett.miles@nashville.gov.

The Metropolitan Historical Commission is turning 45!

2011 marks the 45th anniversary of the establishment of the Metropolitan Historical Commission. To celebrate this exciting milestone, each month the commission will feature a series of historic preservation highlights from Nashville history. This month's highlights include:

January 12, 1983: Ann Reynolds (Roberts), who joined the MHC staff in 1976, was named Executive Director, succeeding May Dean Eberling. Ann retired in 2008, having served as Executive Director for 35 years.

January 20, 1984: The Warner Parks Historic District was added to the National Register of Historic Places. The district was designated as a local Historic Landmark in July 1999.

January 1985: Neighborhood conservation zoning (NCZ) was passed into law by the Metropolitan Council through an amendment to the zoning ordinance. Designed as a less restrictive level of historic zoning, NCZ was introduced to protect historic neighborhoods from the most serious threats to preservation—demolition, incompatible new construction, and incompatible additions to existing buildings. Lockeland Springs-East End became Nashville's first NCZ district in September 1985. Nashville was one of the first cities in the United States to implement this form of preservation zoning.

January 30, 1985: Congressman Bill Boner and Senators Jim Sasser and Al Gore, Jr., jointly announced that Nashville had been awarded an Urban Development Action Grant (UDAG) for the redevelopment of Union Station. The grant was critical to the preservation of Union Station and marked continued progress in the fight to save Union Station.

January 25, 2002: East Nashville High and Junior High Schools were added to the National Register of Historic Places. The school buildings were designated as local Historic Landmarks in July 2004.

January 27, 2006: Dedication ceremony for the Historic Marker honoring Albertine Maxwell held at the marker's location at West End Avenue and Orleans Drive. The marker, sponsored by The Albertine Society, is marker #122 of the MHC's Historic Marker program, which began in 1967 to commemorate significant people, places and events in the city's past.

Source: Historical commission January 2011 Newsletter



**Department of
Codes & Building Safety**

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For information regarding
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Manley Biggers
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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

**Save The Date October 1st
Codes Announces**

15th Annual Metro Codes Charity Golf Tournament

The 15th Annual Metro Codes Charity Golf Tournament will be held on October 1, 2011 at the Ted Rhodes Golf Course.

Last year's tournament, was the most successful in the events 14 year history. Through the support of 140 sponsors and 128 golfers, \$29,000 was donated to local charities through the Metro Employees Consolidated Charities Campaign (MECCC).

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

