



Metro Codes

E—News For Professionals

Metropolitan Government of Nashville and Davidson County

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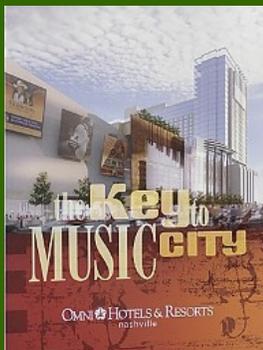
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Mayor Gives Additional Duties to Codes Director



Mayor Gives Additional Duties to Codes Director

Named Director of Development Services



Mayor Karl Dean recently announced that Terrence L. Cobb, Director of the Metro Department of Codes and Building Safety, will take on additional duties as the Director of Development Services in the Mayor's Office of Economic and Community Development. Cobb will start in the Mayor's Office on Feb. 1.

As Director of Development Services, Cobb will assist and serve as an ombudsman to businesses, commercial property owners, developers, contractors and others as they navigate the construction and development processes across several Metro departments. He also will review and improve permitting and other regulatory processes so that they are more streamlined and business friendly.

construction and development processes across several Metro departments. He also will review and improve permitting and other regulatory processes so that they are more streamlined and business friendly.

"Terry has a lot of common sense and knowledge from his 20-plus years as Metro Codes Director and his previous experience as a licensed general contractor," Dean said. "He knows how to get things done. I am confident in his ability to create an efficient process for our development community to make Nashville an even more business-friendly city."

Cobb is a Nashville native with a degree in business management from Tennessee Tech University. He is a past president of several organizations, including the Home Builders Association of Middle Tennessee, the Nashville Apartment Association and the Tennessee Building Officials Association. He is a senior life member of the board of directors of the National Association of Home Builders. In 2010, Cobb received the International Code Council's highest honor, the Bobby J. Fowler Award, for his contributions to the building safety and fire prevention industry.

On February 1st, Assistant Codes Director Wade Hill will begin managing the Codes Department day-to-day.

Wade Hill Promoted to Codes Assistant Director



In April of 2011, Wade Hill was promoted to Assistant Director. Prior to this promotion, Wade was the Plans Examination Chief, a position he has held since 2001.

Wade Hill, A.I.A., is graduate of the University of Tennessee School of Architecture 1976; Tennessee Licensed Architect 1979, and Plans Examination Chief since 2001.

Prior to joining the Department of Codes & Building Safety, Wade operated a small architectural firm emphasizing rehabilitation of existing buildings most notably "Washington Square" on Second Avenue and "Capitol Blvd Building" in downtown Nashville.

Wade serves as "Plans Examination Chief", is a member of the American Institute of Architects, is certified by the International Code Council, Inc. as a Building Code Official (BCO), and has been elected to the National Standards Committee of the SBCCI.

Wade was also selected to serve on the International Codes Council's Code Technology Committee.

Wade supervises the Plan Review Section of Codes, is a member of the "Rehab Committee", represents the Codes Department during the Building/Fire/Mechanical/Electrical/Plumbing Appeals Board meetings, and is responsible for continuing education for the Codes Department.

Metro Codes Promotes Jeff Barnes to Electrical Inspection Chief



Jeff Barnes—Electrical Inspection Chief

Jeff Barnes was promoted to the position of Electrical Inspection Chief. James “Cotton” Murray, the previous Chief, retired earlier this year. Jeff has

been a Codes Electrical Inspector for 17 years and is certified by the International Code Council as an Electrical Code Official and Mechanical Code Official.

He and Claire, his wife of 34 years, have 2 sons, Ryan and Zack, and one dog, Bogey. Jeff’s hobbies include golf, pistol shooting and vacationing in Florida.

Jeff has lived in Nashville since his early childhood and is a graduate of Hume Fogg. Prior to coming to Codes he worked for 15 years with McCullough Electric.

Michael Morgan and Laurence Haley Join Electrical Division



Michael Morgan—Electrical Inspector I

Michael Morgan joined the Codes Department on October 25th, in the position of Electrical Inspector I. Michael is a lifetime resident of Nashville and a graduate of

Father Ryan High School. He completed the Associated Builders and Contractors’ electrical apprenticeship program in 2006.

Michael’s experience in the commercial electrical trade includes work for Sullivan Electric at Nissan and at the Tennessee National Guard. His experience also includes work for S&K Electric at Vanderbilt University. Prior to joining Metro Codes, he worked for Interstates Electric on projects at Opry Mills.

In his spare time Michael coaches football and basketball at Holy Rosary Academy. He fills one of the Electrical Inspector positions recently created by retirements.



Laurence Haley—Electrical Inspector I

On November 28, 2011, Laurence (Larry) Haley joined the Department of Codes and Building Safety as an Electrical Inspector I. Mr. Haley is a life-

time resident of the Nashville area and comes to Codes after having been self-employed in the electrical construction business for 25 years. He holds both electrical and mechanical contractor licenses which will be placed in retired status during his employment with Codes.

Mr. Haley, who is currently not married, is father of a son and daughter and has one grand child. He says that he has no particular hobbies or interest other than preparing himself to take the ICC Residential and Commercial Electrical Inspector examinations.

Ballpark Evaluation Study Narrows Sites to Three

Mayor says three locations present unique opportunities, with East Bank providing greatest economic impact potential

Mayor Karl Dean today released a baseball stadium site evaluation study that narrows potential locations for a new minor-league ballpark in Nashville to three: the East Bank of the Cumberland River, Sulphur Dell located near Germantown and the North Gulch area north of Charlotte Avenue.

The study by sports consulting firm Populous describes the three sites as “exciting options” for a new ballpark. The study calls the East Bank the site “that can produce impact on a grand scale.” It also says that development there “creates a new front door to downtown Nashville.”

The study says a ballpark in the North Gulch could build on the energy of ongoing Gulch development and could act as a gateway from West Nashville on Charlotte Avenue. The Sulphur Dell site, the historic location of professional baseball in Nashville, would be an opportunity to tie into two greenway systems and could boost development along Jefferson Street, the report says.

“All three sites present unique opportunities to enhance our city in different ways,” Dean said. “Both the North Gulch and the Sulphur Dell locations would build on the growth and reinvestment of

important urban neighborhoods. I am especially intrigued by the East Bank site because it offers opportunity for more than just a baseball stadium. It could be the catalyst for a complete transformation of one of the last undeveloped, highly visible sections of our city’s skyline.”



Artists rendering of proposed new minor-league baseball stadium.

The report notes that the trend in most cities for financing a minor-league baseball stadium is through a public-private partnership.

“This study is the first step in a long process,” Dean said. “We are still a long way from a financing structure and an agreement with the Nashville Sounds. As the report points out, next steps include market and financial feasibility studies and further study of property acquisition. Additionally, there has to be a significant financial contri-

bution by the Sounds.”

The former Thermal Transfer Plant near Riverfront Park, the Opryland/Music Valley area, the North Gulch south of Charlotte Avenue and the East Bank north of the Jefferson Street Bridge were also studied, as was renovating Greer Stadium. Greer has been home to minor-league baseball in Nashville since 1978.

The Benefits of Pre- Design or Pre-Application Meetings

From time to time we hear comments about the need to help you with the permitting and plan review process and need to assist you and your clients to obtain permits in a more expeditious manner.

When reviewing our past developments that have experienced difficulties at the permit stage of the project, we discovered that most of these did not include a pre-design or a pre-application meeting with the department to do a quick and early review of the proposed project design. Many design professionals and others take advantage of these pre-design or pre-application review meetings and have found them to be quite helpful in expediting the permit process.

The purpose of this article is to let you know the department wants to meet with you and anyone on your design team at any stage during the planning, code analysis or construction drawing phase of your projects. The design process can be very dynamic when you factor in the many issues that can affect a project such as zoning, platting, special zoning conditions, overlays, utility issues, grading and drainage issues, downtown design

Many permit applicants have taken advantage of these pre-design or pre-application review meetings and have found that they expedite the permit process.

guidelines, and the many construction codes.

We offer and encourage preliminary project reviews to help expedite project design and the permitting process. These reviews and consultations are free and we will include representatives of whatever departments that need to be at the table to discuss your project – usually Codes, Zoning and the Fire Marshal’s Office, but we can arrange the meetings to include Planning, Public Works, Water Services, Historic, or MDHA, if needed. These meetings can usually be arranged within a couple of days.

Even the smallest of projects can have its difficulties or experience delays because of the many development issues. No project is too small to discuss with us in a pre-design or pre-application meeting.

I hope you will take advantage of our offer to meet with you during the project planning and design phase of your projects. Please contact our Plans Examination Division if you have any questions or if you want to arrange a pre-design or pre-application meeting.



Music City Center Update

As 2011 came to a end, it was time to reflect upon the last year of construction on the Music City Center. Just less than two years ago, Metro Council voted to approve the construction of the project.

Since then, Nashville weathered a flood, two summers of record heat, and a winter of record cold. Nonetheless, as construction presses forward, the construction team will deal with challenges mundane and unusual, and all involved with the project look forward to another safe, productive year of success with our next set of goals.

Steel Shapes Building

The headline this year was structural steel, which ramped up at the start of 2011 and will complete in early 2012. Highlights included the placement of 12 sets of catenary trusses over the exhibit hall by hydraulic jack, and three sets of 280-foot long trusses for the grand ballroom, pictured above.



With the project being more than 50% complete, the project team is pressing forward to meet the 2013 deadline. The green roof is now 50% complete and as can be seen in the photo-



graph at left, the guitar shaped roof section is clearly visible, making for a distinctive addition to Nashville’s skyline.

Shot from the 5th Avenue elevation of the building, viewers can see the 'sunroom' and roof filling out. Photo: Aerialinnovations

This photo from the north elevation gives a hint of what a showcase for the city the Music City Center will be on completion.

Photo: Aerialinnovations



Mayor dedicates Richard H. Fulton Campus *Six-building campus includes environmental features*



Mayor Karl Dean dedicates the 17.5 acre Richard H. Fulton Campus as Richard Fulton looks on at right.

Photo—Gary Layda

cess a variety of Metro services.

The campus includes the Howard Office Building and Lindsley Hall, both of which were renovated and received LEED Silver certification, as well as the Metro Office Building, the Fulton Campus Employee Parking Garage, the Metro Fire Department Headquarters and the Nashville Children’s Theatre.

“When it comes to making Nashville a healthier, more active and greener city, Metro Government must lead by example,” Dean said. “This campus shows leadership on the environment and health. It is only fitting that it is named after one of Nashville’s great leaders.”

During the dedication ceremony, Dean unveiled a stone and bronze monument honoring Fulton. Fulton was the second mayor of the Metropolitan Government of Nashville. Fulton was elected in 1975 and served three terms until 1987.

Dean also led a tour of the campus that highlighted the 30-kilowatt array of solar panels on the roof of the Howard Office Building and the electric car-charging stations in the parking garage.

The effort to unify the complex of old and new buildings south of downtown began in 2006 with renovations at the Metro Office

Building. As part of the renovations at the Howard Office Building, the Assessor of Property and Metro Trustee were moved from their locations on Second Avenue North and the Davidson County Clerk’s office returned from MetroCenter. The parking garage and fire department headquarters are new buildings, and the renovated Nashville Children’s Theatre opened in 2007.

Sustainable design standards were included throughout the campus. Existing buildings are being reused instead of developing open space elsewhere in the city. Energy-efficient white roofs reflect heat away from buildings. Native plants and other pervious surfaces in the parking areas reduce water consumption and keep stormwater out of the sewer system.

Energy-efficient lighting and natural lighting were incorporated into designs, and Energy Star and highly energy-efficient HVAC, electronics and appliances were installed. The use of recycled and regional materials was incorporated when possible.

In the Howard Office Building, partitions in restrooms were made from recycled milk cartons.

Healthy workplace features include bicycle racks, healthy options in vending machines and a fitness facility in the Howard Office Building. Representatives from the departments located on the Richard H. Fulton Campus have formed a Work Well Committee to take steps to promote healthy eating and active living on campus.



The highlight of the event was the unveiling of the bronze plaque and stone marker in honor of Mr. Fulton, the second Mayor of Metropolitan government of Nashville.

Photo—Gary Layda

Richard H. Fulton Campus Facts

Howard Office Building—Built in 1939 and renovated in 2010. The Assessor of Property, Finance Department, Davidson County Clerk, ITS Department and Metro Trustee are located in the building.

Certified LEED Silver by the U.S. Green Building Council. Sustainability features include a 30-kilowatt array of solar panels on the roof, bamboo flooring, energy-efficient lighting, HVAC, electronics and appliances, and 50 percent water reduction due to high-efficiency water fixtures. During renovation, 75 percent of building waste was diverted from landfills and recycled.

Lindsley Hall—Built in 1853 and renovated in 2010. It contains the offices of General Services, the Sports Authority and Finance Procurement.

Certified LEED Silver for “Commercial Interiors,” the first government building in Tennessee on the National Register of Historic Places to achieve such certification. Other features include floors refinished with stain made from soybeans and paints and finishes with no volatile organic compounds (VOCs).

Metro Office Building—Built in 1919 and renovated in 2006. The offices of the Arts Commission, Election Commission, Human Relations Commission, Codes Administration, Planning Department and Water Services are located in the building.

Retro-fitted with a raised-floor system for air flow, and it includes a green roof garden and vending machines that are stocked with healthy snacks.

Mayor, MDHA Break Ground on Nashville's First Artist Lofts

Event also celebrated the renovation of Historic Trolley Barns, announces tenants

Mayor Karl Dean joined the Metropolitan Development and Housing Agency (MDHA) to break ground on Ryman Lofts, the city's first affordable community designed specifically for artists, and to announce the future tenants of the Historic Trolley Barns. Representatives from Nashville's arts, non-profit and business communities joined in the event to highlight the transformation of Rolling Mill Hill into downtown's new center for creativity and innovation.

"Nashville is known around the world for the work of our creative community and each year more people move here to Music City to pursue careers in the arts," Dean said. "The Ryman Lofts speak directly to the uniqueness of the Music city identity and will continue to help cultivate the city's culturally rich and diverse community by creating affordable urban housing opportunities for artists."

Ryman lofts is scheduled to open in 2012, and the 60-unit apartment community will include one-bedroom and three-bedroom units featuring unconventional floor plans, large windows, hard surfaces and significant meeting spaces that are conducive to artistic endeavors. The entire community was designed with artists in mind and with the help of a focus group made up of Nashville artists from a variety of genres.

"Ryman Lofts is a small but important effort to support the people who chase the muse and put music and the arts into our communities," said Phil Ryan, Executive Director of MDHA. "With the addition of Ryman Lofts and the renovations of the Historic Trolley Barns to house Nashville's premier non-profit and creative companies, a new center for creativity and innovation is rising on Rolling Mill Hill."

Cost of construction for Ryman Lofts is \$5.289 million. Architect is Smith-Gee Studio and the contractor is R.G. Anderson. The idea for Ryman Lofts grew from the Music City Music Council, which recognized that making quality affordable urban housing available to emerging artists can spur small business development, reduce transportation demands and help nurture the city's creative workforce.

"Nashville is home to one of the premier creative economies in the United States which will be further enhanced with the addition of Ryman Lofts," said Randy Goodman, Co-Chair of the Music City Music Council. "Artist residents will be dually vested in our city, creating the music, art, theater and other productions Music City is known for while also contributing to the local economy and creating a diverse, culturally rich neighborhood."

Providing a special performance at Wednesday's event was The Collective, an acappella group made up of some of Nashville's independent singer-songwriters currently competing on Season 3 of the NBC show The Sing-Off. The group treated attendees to two songs to be featured on the show and provided an example of the eclectic mix of music and creativity that can be found in Music City.

Just down the hill from the Ryman Lofts site, Nashville's Historic Trolley Barns are being transformed into more than 80,000 square feet of vibrant spaces that will house some of Nashville's premier

non-profit and creative companies. Tenants officially announced today include Emma, the Center for Nonprofit Management, Hands On Nashville, The Entrepreneur Center, Centric Architects and MDHA. A restaurant will also be located in Trolley Barn closest to the river and announced at a later date.

"The Trolley Barns were built as a permanent and architecturally distinctive complex and have served Nashville throughout the twentieth century, and now the historic structures will be part of a new creative and innovative center

on Rolling Mill Hill," said Bert Mathews, President of The Mathews Group, which is developing the Trolley Barns. "We are focused on creating a community while maintaining the character and essence of the buildings themselves."

The Entrepreneur Center recently received a \$2.5 million grant from the Economic Development Administration (EDA) for their renovation of Trolley Barn #1, a 22,000-square-foot facility that will house 72 incubation spaces, education facilities, office space and will enable the Center to launch between 40 to 70 companies annually. The grant is the largest EDA grant in Tennessee history, double the largest previous grant. The building has been leased by the Center under a 45-year term on the condition that the Center renovate and revitalize the property.

The first businesses are scheduled to begin moving into the renovated Historic Trolley Barns by the end of 2011.

Rolling Mill Hill, a historic, in-town neighborhood, is being converted into a growing, vibrant community thanks to investment by MDHA. Completed projects at the site include the Art Deco, Victorian, Metro Building and Nance Place apartments which are all fully leased and home to approximately 400 residents.



Artist rendering of Ryman Lofts, the latest addition to the projects planned for Rolling Mill Hill.

15th Annual Metro Codes Charity Golf Tournament Sets Records!



Golfers line up at the clubhouse in preparation for the Shotgun Start of the tournament.

On Saturday, October 1st, Metro Codes held their 15th Annual Charity Golf Tournament at the Ted Rhodes Golf Course.

This years tournament set several records for the Department. There were 128 golfers and more than 150 sponsors for the event that raised \$37,000 for local charities.

The \$37,000 dollars was raised to support the Metro Employees Consolidated Charities Campaign (MECCC) - for the benefit of the Easter Seals Summer Camp programs and the Harris-Hillman School.

This beat the previous record of \$28,000 set in 2010.

Save the Date: Next years' tournament will be held at Ted Rhodes on Saturday, October 6, 2012.



Young kids like Easter Seals' camper John Duffey are the reason so many came out to participate in this years tournament.



This years winning team was Perry Patterson, Wade Hill, Jeff Barnes (both with Metro codes) and Billy Taylor. This team graciously donated their prize money back to the charities.



Carla Langley-Smith and Margo Potter, 15 years of being the hostesses with the mostess!



The Grand Pooh Bah of the tournament, Terry Cobb.



Graybar Electric, one of this years tournament sponsors, provided exceptional Bar-B-Que!



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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 Assistant Director, 862-6520