

1033 Codes Administration - At A Glance

Mission The mission of the Department of Codes & Building Safety is to provide permit, inspection, enforcement, and information products to the Nashville community so they can experience safe buildings and improved quality of life.

Budget Summary

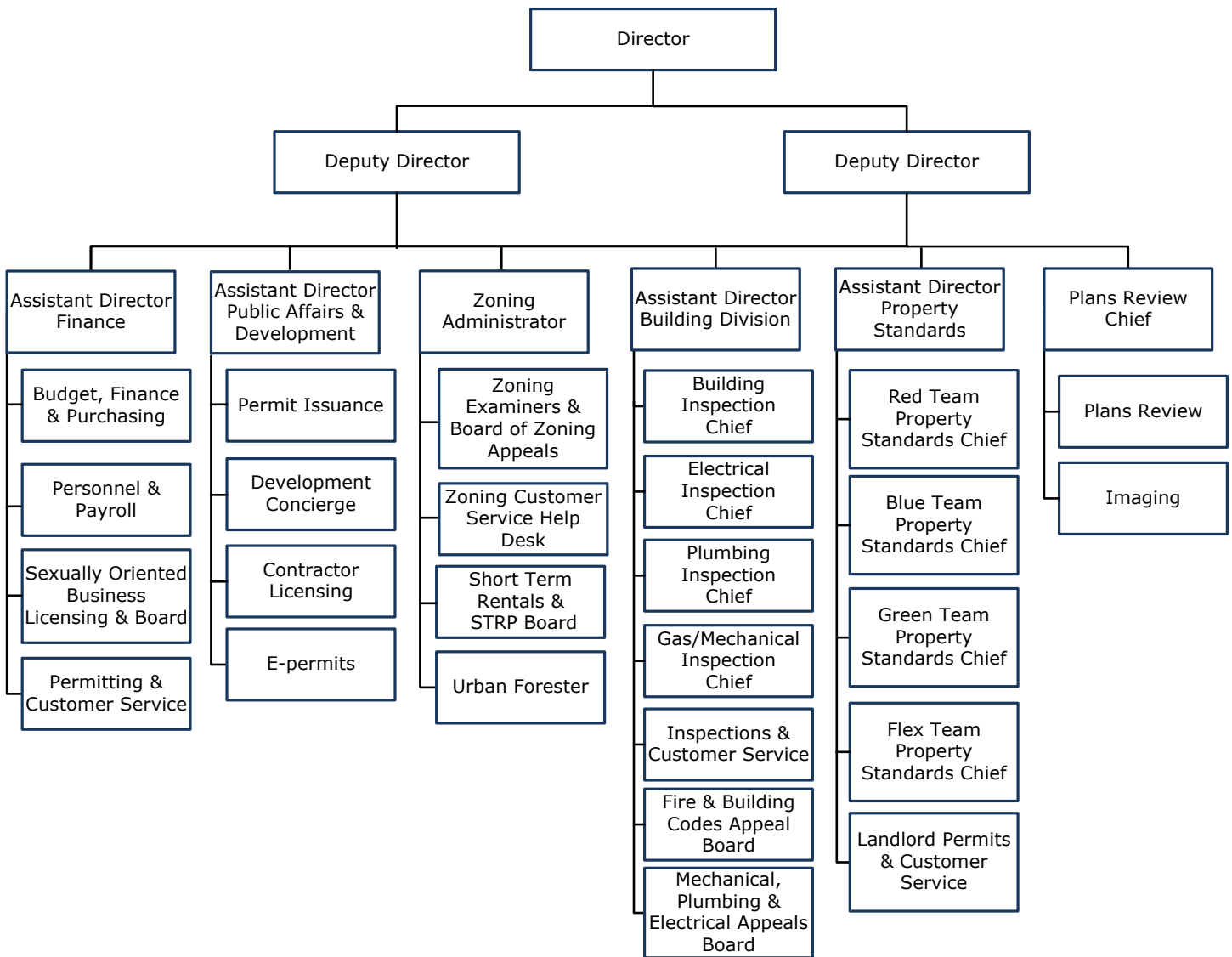
	2024-25	2025-26	2026-27
Expenditures and Transfers:			
GSD General Fund	\$19,656,000	\$20,925,100	\$20,340,400
Special Purpose Fund	275,000	275,000	275,000
Total Expenditures and Transfers	\$19,931,000	\$21,200,100	\$20,615,400
Revenue and Transfers:			
Program Revenue			
Charges, Commissions, and Fees	\$3,094,700	\$2,529,700	\$2,758,000
Other Governments and Agencies	0	0	0
Other Program Revenue	0	0	0
Total Program Revenue	\$3,094,700	\$2,529,700	\$2,758,000
Non-Program Revenue			
Transfers from Other Funds and Units	\$30,070,900	\$26,676,300	\$26,747,600
	0	0	0
Total Revenue and Transfers	\$33,165,600	\$29,206,000	\$29,505,600
Expenditures per Capita	\$27.06	\$28.42	\$27.30

Position	Total Budgeted Positions	166	166	162
-----------------	--------------------------	-----	-----	-----

Contacts	Interim Director: Byron Hall Assistant Director- Finance & Admin: Alicia Swann	email: byron.hall@nashville.gov email: alicia.swann@nashville.gov
	800 President Ronald Reagan Way, 3rd Floor 37210	Phone: 615-862-6500

1033 Codes Administration - At A Glance

Organizational Structure



1033 Codes Administration - At a Glance

Budget Changes and Impact Highlights

Recommendation				Impact
Department Operations				
Alarms Permitting Transfer	GSD	(\$274,900) (3.50 FTEs)		Transfer of alarm permitting positions and funding to the Nashville Fire Department per MOU (BL2025-1003).
Non-allocated Financial Transactions				
Budget Efficiency Adjustment	GSD	(309,800)		Agency's share of 1.5% Budget Efficiency Adjustment.
General Services District Total		(\$584,700) (3.50 FTEs)		
		TOTAL	(\$584,700) (3.50 FTEs)	

GSD - General Services District

1033 Codes Administration - Financial

GSD General Fund						
	FY2025 Budget	FY2025 Actual	FY2026 Budget	FY2027 Budget	FY26-FY27 Difference	FY26-FY27 % Change
OPERATING EXPENSE:						
PERSONNEL EXPENSES:						
Regular, Leave & Holiday Pay	12,270,300	10,908,871	13,097,000	12,906,800	(190,200)	-1.45%
Overtime	4,500	210	4,500	4,500	0	0.00%
All Other Salary Codes	82,500	200,692	82,500	82,000	(500)	-0.61%
Fringe Benefits	4,383,300	4,202,823	4,531,000	4,497,500	(33,500)	-0.74%
TOTAL PERSONNEL EXPENSES	16,740,600	15,312,596	17,715,000	17,490,800	(224,200)	-1.27%
OTHER SERVICES:						
Utilities	0	0	0	0	0	0.00%
Professional & Purchased Services	284,600	283,079	280,700	278,900	(1,800)	-0.64%
Travel, Tuition & Dues	0	0	0	0	0	0.00%
Communications	0	0	0	0	0	0.00%
Repairs & Maintenance Services	3,000	28,894	3,000	2,500	(500)	-16.67%
Internal Service Fees	1,503,800	1,499,147	1,552,400	1,552,400	0	0.00%
All Other Expenses	1,124,000	1,117,211	1,374,000	1,015,800	(358,200)	-26.07%
TOTAL OTHER SERVICES	2,915,400	2,928,330	3,210,100	2,849,600	(360,500)	-11.23%
TOTAL OPERATING EXPENSES	19,656,000	18,240,927	20,925,100	20,340,400	(584,700)	-2.79%
TRANSFERS TO OTHER FUNDS	0	0	0	0	0	0.00%
TOTAL EXPENSES & TRANSFERS	19,656,000	18,240,927	20,925,100	20,340,400	(584,700)	-2.79%
PROGRAM REVENUE:						
Charges, Commissions, & Fees	2,819,700	2,330,455	2,404,700	2,483,000	78,300	3.26%
Federal (Direct & Pass Through)	0	0	0	0	0	0.00%
State Direct	0	0	0	0	0	0.00%
Other Government Agencies	0	0	0	0	0	0.00%
Other Program Revenue	0	0	0	0	0	0.00%
TOTAL PROGRAM REVENUE	2,819,700	2,330,455	2,404,700	2,483,000	78,300	3.26%
NON-PROGRAM REVENUE:						
Compensation from Property	0	0	0	0	0	0.00%
Local Option Sales Tax	0	0	0	0	0	0.00%
Property Taxes	0	0	0	0	0	0.00%
Other Tax, Licenses & Permits	30,070,900	24,835,828	26,676,300	26,747,600	71,300	0.27%
Fines, Forfeits & Penalties	0	0	0	0	0	0.00%
TOTAL NON-PROGRAM REVENUE	30,070,900	24,835,828	26,676,300	26,747,600	71,300	0.27%
TRANSFERS FROM OTHER FUNDS	0	0	0	0	0	0.00%
TOTAL REVENUE & TRANSFERS	32,890,600	27,166,284	29,081,000	29,230,600	149,600	0.51%
Expenditures Per Capita	\$26.68	\$24.76	\$28.05	\$26.93	(\$1.12)	-3.99%

1033 Codes Administration - Financial

Special Purpose Fund

	FY2025 Budget	FY2025 Actual	FY2026 Budget	FY2027 Budget	FY26-FY27 Difference	FY26-FY27 % Change
OPERATING EXPENSE:						
PERSONNEL EXPENSES:						
Regular, Leave & Holiday Pay	0	0	0	0	0	0.00%
Overtime	0	0	0	0	0	0.00%
All Other Salary Codes	0	0	0	0	0	0.00%
Fringe Benefits	0	0	0	0	0	0.00%
TOTAL PERSONNEL EXPENSES	0	0	0	0	0	0.00%
OTHER SERVICES:						
Utilities	0	0	0	0	0	0.00%
Professional & Purchased Services	275,000	206,887	275,000	275,000	0	0.00%
Travel, Tuition & Dues	0	0	0	0	0	0.00%
Communications	0	0	0	0	0	0.00%
Repairs & Maintenance Services	0	0	0	0	0	0.00%
Internal Service Fees	0	0	0	0	0	0.00%
All Other Expenses	0	0	0	0	0	0.00%
TOTAL OTHER SERVICES	275,000	206,887	275,000	275,000	0	0.00%
TOTAL OPERATING EXPENSES	275,000	206,887	275,000	275,000	0	0.00%
TRANSFERS TO OTHER FUNDS	0	0	0	0	0	0.00%
TOTAL EXPENSES & TRANSFERS	275,000	206,887	275,000	275,000	0	0.00%
PROGRAM REVENUE:						
Charges, Commissions, & Fees	275,000	21,304	125,000	275,000	150,000	120.00%
Federal (Direct & Pass Through)	0	0	0	0	0	0.00%
State Direct	0	0	0	0	0	0.00%
Other Government Agencies	0	0	0	0	0	0.00%
Other Program Revenue	0	105,866	0	0	0	0.00%
TOTAL PROGRAM REVENUE	275,000	127,170	125,000	275,000	150,000	120.00%
NON-PROGRAM REVENUE:						
Compensation from Property	0	0	0	0	0	0.00%
Local Option Sales Tax	0	0	0	0	0	0.00%
Property Taxes	0	0	0	0	0	0.00%
Other Tax, Licenses & Permits	0	0	0	0	0	0.00%
Fines, Forfeits & Penalties	0	0	0	0	0	0.00%
TOTAL NON-PROGRAM REVENUE	0	0	0	0	0	0.00%
TRANSFERS FROM OTHER FUNDS	0	0	0	0	0	0.00%
TOTAL REVENUE & TRANSFERS	275,000	127,170	125,000	275,000	150,000	120.00%
Expenditures Per Capita	\$0.37	\$0.28	\$0.37	\$0.36	(\$0.01)	-2.70%

1033 Codes Administration - Financial

Title	Grade	Class	FY2025		FY2026		FY2027		Variance	
			Budgeted Pos.	Budgeted FTE	Budgeted Pos.	Budgeted FTE	Budgeted Pos.	Budgeted FTE	Pos.	FTE
GSD General 10101										
Admin Svcs Division Manager	OR09	10863	0	0.00	1	1.00	1	1.00	0	0.00
Admin Svcs Mgr	OR07	07242	3	3.00	2	2.00	2	2.00	0	0.00
Admin Svcs Officer 2	OR01	07243	13	13.00	13	13.00	11	11.00	-2	-2.00
Admin Svcs Officer 3	OR03	07244	14	14.00	13	13.00	12	12.00	-1	-1.00
Admin Svcs Officer 4	OR05	07245	8	8.00	10	10.00	10	10.00	0	0.00
Bldg Inspection Chief	OR07	06811	1	1.00	1	1.00	1	1.00	0	0.00
Bldg Inspector 1	ST10	06810	11	11.00	12	12.00	12	12.00	0	0.00
Bldg Inspector 2	ST11	07254	2	2.00	2	2.00	2	2.00	0	0.00
Codes Admin Asst Dir	OR13	07081	4	4.00	5	5.00	5	5.00	0	0.00
Codes Admin Dir	DP02	01540	1	1.00	0	0.00	0	0.00	0	0.00
Codes Admin Dir	DP04	01540	0	0.00	1	1.00	1	1.00	0	0.00
Combination Codes Inspector	ST11	10459	1	1.00	0	0.00	0	0.00	0	0.00
Combination Codes Inspector	ST12	10459	0	0.00	2	2.00	2	2.00	0	0.00
Deputy Director	OR14	10948	2	2.00	2	2.00	2	2.00	0	0.00
Electrical Inspection Chief	OR07	06822	1	1.00	1	1.00	1	1.00	0	0.00
Electrical Inspector 1	ST10	06821	11	11.00	11	11.00	11	11.00	0	0.00
Electrical Inspector 2	ST11	07290	1	1.00	1	1.00	1	1.00	0	0.00
Mech/Gas Inspection Chief	OR07	06912	1	1.00	1	1.00	1	1.00	0	0.00
Mech/Gas Inspector 1	ST10	06910	10	10.00	9	9.00	9	9.00	0	0.00
Mech/Gas Inspector 2	ST11	07331	1	1.00	1	1.00	1	1.00	0	0.00
Metropolitan Zoning Admin	OR13	06738	1	1.00	1	1.00	1	1.00	0	0.00
Office Support Spec 2	ST08	10124	1	1.00	1	1.00	1	1.00	0	0.00
Paralegal	OR03	07343	0	0.00	2	2.00	2	2.00	0	0.00
Paralegal	ST10	07343	1	1.00	0	0.00	0	0.00	0	0.00
Plans Examiner 2	OR06	04702	6	6.00	6	6.00	6	6.00	0	0.00
Plans Examiner Chief	OR07	06141	1	1.00	1	1.00	1	1.00	0	0.00
Plumbing Inspection Chief	OR07	06870	1	1.00	1	1.00	1	1.00	0	0.00
Plumbing Inspector 1	ST10	06868	10	10.00	10	10.00	10	10.00	0	0.00
Property Stan Insp 1	ST10	06922	35	35.00	28	28.00	28	28.00	0	0.00
Property Stand Insp 2	ST11	07422	1	1.00	2	2.00	2	2.00	0	0.00
Property Standards Insp Chief	OR07	06542	4	4.00	5	5.00	5	5.00	0	0.00
Public Information Manager	OR09	11267	1	1.00	0	0.00	0	0.00	0	0.00
Seasonal/Part-time/Temporary	NS	09020	1	0.50	1	0.50	0	0.00	-1	-0.50
Short Term Rental Inspection Chief	OR07	11197	1	1.00	1	1.00	1	1.00	0	0.00
Short Term Rental Inspector	ST11	11198	4	4.00	0	0.00	0	0.00	0	0.00
Short Term Rental Inspector 2	ST11	11376	0	0.00	4	4.00	4	4.00	0	0.00
Technical Specialist 2	OR06	07757	1	1.00	0	0.00	0	0.00	0	0.00
Urban Forester	OR04	06902	4	4.00	0	0.00	0	0.00	0	0.00
Urban Forester	ST11	06902	0	0.00	1	1.00	1	1.00	0	0.00
Urban Forestry Chief	OR07	11386	0	0.00	1	1.00	1	1.00	0	0.00
Urban Forestry Inspector 2	ST11	11381	0	0.00	3	3.00	3	3.00	0	0.00
Zoning Examiner 2	OR06	11343	8	8.00	7	7.00	7	7.00	0	0.00
Zoning Inspection Chief	OR07	11387	0	0.00	1	1.00	1	1.00	0	0.00
Zoning Inspector 1	ST10	11398	0	0.00	2	2.00	2	2.00	0	0.00
10101 Total Positions & FTEs			166	165.50	166	165.50	162	162.00	-4	-3.50

Department Totals			166	165.50	166	165.50	162	162.00	-4	-3.50
--------------------------	--	--	------------	---------------	------------	---------------	------------	---------------	-----------	--------------

1033 Codes Administration

Program Purpose Statements

Administrative Line of Business

Administrative Program

The purpose of the Administrative Program is to provide administrative support service products to the Codes Department so it can efficiently and effectively deliver results for customers.

Construction and Land Use Line of Business

Construction and Land Use Program

The purpose of the Construction and Land Use Program is to provide licensing and permitting products to applicants (property owners, contractors, tenants) so they can proceed to do business in Davidson County in a timely manner.

Code Enforcement Notification Line of Business

Code Enforcement Notification Program

The purpose of the Code Enforcement Notification Program is to provide notice and information products to code violators so they can correct violations and avoid penalties.

Building Safety Line of Business

Building Safety Program

The purpose of the Building Safety Program is to provide building, plumbing, electrical, mechanical inspections and plan review products to building owners and contractors so residents and visitors to Nashville can experience Code compliant buildings.

Better Neighborhoods Line of Business

Better Neighborhoods Program

The purpose of the Better Neighborhoods Program is to provide property standards and zoning inspection products to neighborhood residents so they can experience a better place to live, work and play.

Information Services Line of Business

Board Support Services Program

The purpose of the Board Support Services Program is to provide case preparation and presentation products to appeal boards so they can have timely and accurate information.

Information Sharing Program

The purpose of the Information Sharing Program is to provide reporting, reference and consultation products to public officials and individuals seeking information so they can have their service requests addressed in a timely manner.