



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2024-182, **Version:** 3

An ordinance to amend Title 16 of the Metropolitan Code of Laws to clarify who may update the official website regarding issuance of permits and notices, amend requirements for washer and dryer hookups in single and two family dwellings, and remove the requirement for separate sex bathroom facilities at gas stations.

WHEREAS, the Metropolitan Code of Laws (the "Code") has numerous instances of outdated, confusing, duplicative, and conflicting provisions; and

WHEREAS, the outdated, confusing, duplicative, and conflicting provisions provide no benefit to the public; and

WHEREAS, correcting these outdated, confusing, duplicative, and conflicting provisions will be to the benefit of the residents of Nashville and Davidson County.

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 16.04.070 of the Metropolitan Code of Laws is hereby amended by deleting Subsection B and replacing it as follows:

- B. The director of codes administration, or the director's designee, shall cause to be maintained and published online, on the official website for the Metropolitan Government of Nashville and Davidson County, an on-going compilation from which can be identified: (i) the number and type of demolition permits that were issued for residential property during the preceding calendar quarter ("housing"); and (ii) the number and type of residential building permits that were issued for residential property during the preceding calendar quarter ("housing units"); and, (iii) the number and type of residential occupancy permits (Certificates of Occupancy) that were issued for residential property during the preceding calendar quarter ("housing units") by the Metropolitan Government of Nashville and Davidson County. For multi-family zoning districts, this data shall include the number of units demolished or constructed. Data shall be entered not later than forty-five days after the issuance of each permit.

Section 2. That Section 16.08.012 of the Metropolitan Code of Laws is hereby amended by deleting subsection K in its entirety.

Section 3. That Section 16.08.014, subsection G, is amended by ~~deleting subsection G in its entirety. as follows:~~

G. Section R306 of the 2018 Edition of the International Residential Code for One- and Two-Family Dwellings is hereby amended by adding Section R306.5:

R306.5 Clothes Washing facilities. Every dwelling unit shall be provided with a washing machine connection and a dryer connection.

Section 4. This ordinance shall take effect from and after its final passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This ordinance, as substituted, amends Chapters 16.04 and 16.08 of the Metropolitan Code to require the director of the Department of Codes to maintain an online database for residential and multi-family building permits, to remove the requirement for separate restrooms for each sex in gas stations, and to amend the requirement for washer/dryer hookups in structures built under the residential building code.

Currently, Section 16.04.070 of the Metropolitan Code requires the director of the Department of Codes to maintain an online database for residential and multi-family building permits. The database must include quarterly information on the number and type of demolition permits issued for residential property, the number and type of residential building permits issued, and the number and type of residential occupancy permits issued. The ordinance under consideration adds that a designee of the director may maintain the database.

The ordinance also amends Section 16.08.012 of the Metropolitan Code to remove the amendment to the adopted 2018 International Building Code ("IBC") that requires separate restroom facilities for each sex in gas stations. Removing this requirement would revert the restroom requirement back to the standard requirement for restroom facilities found in Table 2902.1 of the 2018 IBC, which is not sex specific and regulates the required number of water closets and lavatories on the basis of occupant load.

Finally, the ordinance amends Section 16.08.014 of the Metropolitan Code to amend the amendment to the adopted 2018 International Residential Code ("IRC") that requires every dwelling unit built under the adopted IRC to include a washing machine connection, a dryer electrical connection, and a vent for the dryer. The amended language would require every dwelling unit to be provided with a washing machine connection and a dryer connection. The adopted 2018 IRC regulates the construction of single-family structures, two-family structures, and townhouses. Stacked flats, low-rise multi-family buildings, mid-rise multi-family buildings, and high-rise multi-family buildings are regulated by the adopted 2018 IBC.