



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2024-441, **Version:** 2

An ordinance to amend Section 16.24.340 of the Metropolitan Code of Laws regarding algae, moss, mildew, lichen, and fungus.

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

Section 1. That Section 16.24.340 of the Metropolitan Code of Laws is amended by deleting Subsections F and G in their entirety and replacing them with the following:

F. Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials, and shall be maintained weatherproof and properly surface coated where required to prevent deterioration. All exterior walls shall be free of algae, moss, ~~mold~~, mildew, lichen, and fungus, ~~and uncultivated plants listed as invasive by the Tennessee Invasive Plants Council.~~

G. Roofs and Drainage. The roof and flashing shall be sound, tight, and not have defects that admit rain. All roofs shall be free of algae, moss, ~~mold~~, mildew, lichen, and fungus, ~~and uncultivated plants listed as invasive by the Tennessee Invasive Plants Council.~~ Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the building or structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Section 2. 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 and amended, amends Section 16.24.340 of the Metropolitan Code of Laws, which provides the minimum standards for exteriors of buildings and structures. An amendment added at the September 17 Council meeting provides that no more than 25 percent of any exterior wall be covered by algae, moss, mildew, lichen, and fungus. The amendment also deleted the provisions applicable to roofs and flashing from the ordinance.