

ORDINANCE 2015-09

AN ORDINANCE AMENDING SECTION 12-103 OF THE BELLE MEADE MUNICIPAL CODE TO ADOPT BUILDING MATERIALS STANDARDS FOR THE CITY OF BELLE MEADE

WHEREAS, the City of Belle Meade attributes its beauty and property values in part to the development of many beautifully designed and well-constructed homes;

WHEREAS, the City of Belle Meade strives to honor the inherent property rights of its citizens while balancing the long term interests of the city by assuring that future construction is of a quality that protects property values;

WHEREAS, the Commissioners of the City of Belle Meade have determined the International Residential Code, while setting appropriate minimums for construction in the City of Belle Meade, fails to articulate standards for building materials that will assure that future new construction within the City comports with quality of construction materials required to preserve property values generally as well as the beauty of this City;

WHEREAS, the Commissioners, acting upon the report of the Building Official, have determined that it is in the City's interest to adopt certain standards for building materials used in new construction;

WHEREAS, the Commissioners anticipate that these standards will be modified from time-to-time as new building materials, and modifications of existing building materials enter the marketplace; and,

WHEREAS, the Commissioners anticipate that any citizen who is denied a building permit or use and occupancy permit pursuant to the terms of this ordinance shall a right to appeal to the Board of Building Code Appeals for relief;

NOW, THEREFORE, it is accordingly ordered that Title 12, Chapter 1, Section 12-103 of the Building Regulations should be amended to add the following Section as follows:

12-103(2) Building Materials Standards:

(a) No Building Permit shall be issued for new construction that does not comply with the following building materials standards:

- (1) **Roofing Materials.** Asphalt shingles that are not of a minimum weight of at least 300lb per square, and/or that use 3-tab shingles. All metal roofs shall be of a quality to include a 60 year guarantee on finish, and shall not use exposed screws.
- (2) **Paint.** Painting of unfinished surfaces shall consist of a minimum of (3) coats, one primer, two finish coats, and only the primer may be applied with sprayer. All paints shall be of a better quality than contractor grade paint.
- (3) **Windows.** New construction shall not incorporate storm windows. Windows shall not incorporate vinyl or aluminum frames of contractor grade.
- (4) **Front doors.** No front door shall be of steel, aluminum or vinyl.
- (5) **Deck Material.** No deck shall be constructed of vinyl clad materials.
- (6) **Fascia (Gutter Board) Material.** No fascia board shall consist of wood refaced with vinyl or aluminum.
- (7) **Siding Material.** No siding material shall be vinyl, aluminum, or wood refaced with vinyl or aluminum.
- (8) **Veneer.** No outside materials shall be thin veneer brick, stone, cultured stone or synthetic stone, unless wrapping an interior chimney flue chase that penetrates the roof.
- (9) **Chimneys.** Chimneys located on exterior walls constructed of materials other than masonry or modular masonry (Isokern "type") may not be constructed. Chimneys may not be faced with materials described in #7 or #8 above.

- (10) **Mechanical / Plumbing Vent Stacks.** No vents shall be located on the portion of the structure's roof facing to the "front" as defined in the Zoning Code. All vents must be painted to match roof color.
- (11) **Gutters.** No gutter shall have less than a 6 inch opening. Minimum downspouts to be 3x4 inches.
- (12) **Shutters.** No shutters shall be plastic, vinyl or aluminum.
- (13) **Garage Doors.** No garage doors shall be vinyl, fiberglass or aluminum. No steel garage doors shall be less than 24 gage thickness.
- (14) **Front Porch.** No front porch steps visible from the street shall be "Broomed Finished" concrete

(b) No Use and Occupancy Permit shall be issued if the constructed structure includes any of the materials prohibited by 12-103(2)(a). In such an instance, the Building Official shall issue an order requiring removal of all such materials that have been installed in violation of the terms of the issuance of the Building Permit.

As a further matter of housekeeping, the "R-105" immediately preceding the heading "Permit required" is hereby deleted and the number (1) inserted in its place.

Passed on first reading:
August 24, 2015

Passed on Second Reading:
December 16, 2015


James V. Hunt, Mayor


Linda Berner, City Recorder