

Nashville, TN Property Standards

The Property Standards Code of the City of Nashville establishes minimum standards for the use, occupancy, and maintenance of premises within Nashville and Davidson County. Chapter 16.24 of Title 16 (Buildings and Construction). The entire code is provided in Part II, below.

Part I. Summary

Article V of the Property Standards Code (§§ 16.24.300-16.24.550) specifies minimum standards for housing and other buildings. § 16.24.300. An owner may not occupy or permit others to occupy a building “which is not in a safe, clean, and sanitary condition” – and occupants are responsible for keeping their part of the premises “in a safe, clean, and sanitary condition.” § 16.24.310.

Building Exteriors

The exterior of a building must be kept “in good repair, structurally sound, and in a clean and sanitary condition.”

- All exterior surfaces (doors, window frames, porches, fences, etc.) must be kept in good condition. Exterior wood surfaces must be protected from decay; peeling, flaking, and or chipped paint eliminated; and siding and masonry joints weather resistant and water tight.
- Foundation walls must be free of cracks and breaks and prevent the entry of rodents and other pests.
- Exterior walls must be free from holes and breaks, and maintained weatherproof.
- Roofs and flashing must be sound, tight, and not admit rain. Roof drainage must be adequate to prevent dampness or deterioration in the walls or interior of the building.
- Windows, skylights, doors and frames must be kept in sound condition, good repair, and weather tight.
- Generally, from spring through autumn, each door and window for ventilation must have an approved tightly fitting screen.
- Each openable basement or cellar window must have proper screens or other protection against the entry of rodents.

§ 16.24.340.

Building Interiors

The interior of a building must be “maintained in good repair, structurally sound, and in an otherwise clean and sanitary condition.”

- Occupants must keep the part of the building they occupy in a clean and sanitary condition.
- Every owner of a building containing two or more dwelling units must maintain the shared or public areas and exterior property in a clean and sanitary condition.
- All interior surfaces, including windows and doors, must be kept in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint must be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions must be corrected.
- Stairs, porches and other walking surface must be kept in sound condition and good repair.
- Each interior door must fit reasonably well within its frame.

§ 16.24.350.

Rubbish and Garbage

All exterior property and premises, and the interior of every building, must be free from accumulated rubbish, garbage, and debris.

- Every owner or occupant must dispose of rubbish in a clean and sanitary manner, in approved containers.
- The owner of every occupied premises must supply approved covered containers for rubbish and is responsible for the clean and sanitary removal and disposal of all rubbish.
- Each occupant must dispose of garbage in a clean and sanitary manner by placing it in an approved garbage disposal facility or container.
- The owner of every dwelling shall supply a mechanical garbage disposer in each dwelling unit, an incinerator for building occupants, or a leak-proof, covered, outside garbage container available for each dwelling unit.

§ 16.24.360.

Extermination

All structures must be kept “free from insect and rodent infestation.” Approved extermination processes “that are not injurious to human health” must be promptly employed to rid any building of insects or rodents. After extermination, proper precautions must be taken to prevent re-infestation.

- The owner of a building is responsible for extermination within the building prior to renting or leasing.
- The occupant of a one-family dwelling is responsible for extermination on the premises.
- The owner of a building containing two or more dwelling units is responsible for extermination in the public or shared areas and exterior. If infestation is caused by an occupant’s failure to prevent infestation in the occupant’s area, then the occupant is responsible for extermination.
- The occupant of the building is responsible for the continued rodent and pest-free condition, unless the infestations are caused by defects in the structure, in which case the owner is responsible for extermination.

§ 16.24.370.

Ventilation

- In dwelling units, generally, every habitable space must have at least one openable window.
- Every bathroom and toilet room must comply with the ventilation requirements for habitable spaces, except that a window is not required in spaces properly equipped with mechanical ventilation systems.
- Systems for clothes dryer exhaust must be independent of other systems.

§ 16.24.390.

Water Systems

- All kitchen sinks, lavatories, laundry facilities, bathtubs, and showers must be supplied with hot and cold running water in accordance with the plumbing code.
- Water heating facilities must provide an adequate amount of water, at a temperature of at least 120 °F.

§ 16.24.440.

Heating Facilities

- Dwellings must be provided with heating facilities capable of maintaining a room temperature of 65°F in all habitable rooms, bathrooms, and toilet rooms.
- Generally, every owner must supply heat from October 1 to April 30 to maintain a temperature of at least 65°F in all habitable rooms, bathrooms, and toilet rooms.

§ 16.24.470.