

SETTLEMENT AGREEMENT AND RELEASE

This Agreement (the “Agreement”) is made by and between the City of Belle Meade, Tennessee (“City”) and the Belle Meade Mansion, a Tennessee not-for-profit corporation (hereinafter referred to as the “Historic Site”).

WHEREAS, in May of 2022, the City discovered that during the previous three (3) years the Historic Site had constructed, improved, and occupied certain buildings or spaces on the Historic Site’s property without obtaining the required building or zoning permits from the City, the Metropolitan Government of Nashville and Davidson County (“Metro”), or the State of Tennessee Fire Marshall (“State”); and

WHEREAS, by letter of May 30, 2022, (Exhibit 1, attached) the City placed the Historic Site on notice of these violations and, after meeting with Executive Director, ordered that the following spaces or venues be closed (or no certificates of occupancy issued) until further notice, and reopened only upon the Historic Site’s undertaking the necessary inspections and remedial action by licensed professionals to assure that these spaces were properly constructed and safe for occupation and use by the general public and that all permit fees were paid according to the City’s ordinances and rules:

1. Fox Run Café
2. The covered pavilion adjacent to Fox Run Café.
3. Coop and Scoop Ice Cream and Fudge Shop.
4. Rochford Loft for Culinary Arts, including the Loft Shop, above the Horse Carriage and Stable (“Carriage House”).
5. Covered Outdoor Pavilion by Winery.
6. The Ice House.
7. Space in the Stable Loft across from the Rochford Loft.

(Hereinafter “the Venues”).

WHEREAS, the City also directed the Historic Site to appear before the City Board of Zoning Appeals to obtain approval of the use of each Venue according to the requirements of the Zoning Code, Sections 14-202 (2)(c) and Appendix C of said Zoning Code (Exhibit 2, attached) and to obtain approval by the Board of Commissioners of all on-site activities, and to pay all required fees connected with such review;

WHEREAS, since the date of the notice of infractions described above, the Historic Site, at its own expense, has engaged the following licensed and certified professionals and trades to inspect, recommend and complete the necessary work to

assure that the construction of the Venues was done in compliance with all building and life safety codes, all of whose reports and opinions are attached hereto:

Collective Exhibit 3	Evaluation Reports of Engineered Solutions dated August 25, 2022;
Exhibit 4	Report of Municipal Inspection Partners dated August 11, 2022;
Exhibit 5	Report of Koorsan Fire and Security dated August 13, 2022;
Exhibit 6	Compliance Report of Powell Architects dated April 18, 2023;

WHEREAS, the State has likewise inspected the completed electrical work on the Venues and has issued an inspection report (Exhibit 7) which has now been complied with in all respects;

WHEREAS, the City Building Official has performed a final inspection of all Venues and based upon all of the above has issued building permits and certificates of occupancy for all Venues (Fox Run Café and the adjacent Pavilion are being treated as one Venue) except number 7, above, which has been closed off and will be required to submit new plans acceptable to the City before any work may continue;

WHEREAS, on August 17, 2022, the Historic Site also appeared before the Board of Commissioners and obtained its annual approval of activities and events to be conducted at the site;

WHEREAS, on October 18, 2022, the Historic Site appeared before the Board of Zoning Appeals, after paying the required application fee, and obtained the necessary special exception or conditional use permits respecting the Venues; and

WHEREAS, in consideration of the matters described above, and of the mutual benefits and obligations set forth in this Agreement, the parties agree as follows:

1. Recitations Adopted.

The parties adopt the above recitations as true.

2. Retroactive Payment of Full Building Permit Fees. The Historic Site has paid the sum of \$11,056.00 in full settlement of the building permit fees that were due to be paid on the Venues based on the fair market value of the improvements in question, pursuant to the Belle Meade Municipal Code and Resolution 2021-05 of the City of Belle Meade.

3. **Civil Penalties.** The Historic Site shall pay \$30,000 in civil penalties to the City in full and final settlement of any claims the City has or might have had for the Historic Site's failure to obtain building permits and/or failure to obtain zoning approvals prior to using the Venues.

4. **Agreement Limited to Violations Related to Failure to Obtain Building and Zoning Permits for the Venues.** The Historic Site agrees and understands that this settlement pertains only to the violations resulting from its failure to obtain required building or zoning permits for the Venues. **The City is in no way waiving or limiting its right to enforce any code or ordinance of the City with respect to any other current or future codes violation by the Historic Site.**

5. **Release.** The Historic Site hereby irrevocably and unconditionally releases and holds harmless the City, its officers, directors, attorneys, agents, experts (including, but not limited to the City's consulting architect Clay F. Hickerson, and Clay F. Hickerson, LLC) employees, insurers, predecessors and successors in interest, of and from any and all claims, demands, obligations, actions, causes of action, rights, injuries, losses, including death, damages, costs, expenses and compensation of any nature whatsoever which by reason of any matter, cause, fact, thing, act or omission whatsoever may arise directly or indirectly out of the circumstances giving rise to this Settlement Agreement. The City does not waive claims that may exist now or arise in the future that are unrelated to the subject matter of this controversy.

6. **Full Authority.** The signatories to this Agreement who sign on behalf of another hereby warrant that they have the full authority to sign on behalf of that person or entity.

7. **Tennessee Law Governs.** This Agreement is executed and delivered within the State of Tennessee, and all rights, duties and obligations of the Parties hereunder shall be construed and enforced in accordance with the laws of the State of Tennessee applicable to such agreements.

8. **Counterparts.** This Agreement may be executed in one or more counterparts. All executed counterparts, and each of them, shall be deemed to be one and the same instrument. For purposes of signing this Agreement, a fax signature will be deemed equivalent to an original signature. Thereafter, the Parties to this Agreement shall exchange original signed counterparts. This Agreement shall be binding upon the parties only after both parties have signed.

9. **Construction.** This Agreement or any uncertainty or ambiguity herein shall not be construed against any party but shall be construed as if all parties to this Agreement jointly prepared this Agreement.

IN WITNESS WHEREOF, we have set our hand and seal as of this day and year first above written.

[Remainder of page intentionally left blank.]

FOR THE CITY OF BELLE MEADE

MAYOR

CITY RECORDER

Date: June 21, 2023

FOR BELLE MEADE MANSION

Date: June 21, 2023

CITY OF



Belle Meade

TENNESSEE

May 30, 2022

HAND-DELIVERY

NOTICE OF VIOLATIONS

Mr. Alton Kelley
Executive Director
Belle Meade Historic Site
5025 Harding Pike
Nashville, TN 37205

RE: Zoning and Codes Violations at Belle Meade Historic Site

Dear Mr. Kelley:

I am sending you this notice in my capacity as City Manager of the City of Belle Meade ("City") concerning what appear to be numerous violations of the Belle Meade City Code ("Building Code") and Belle Meade Zoning Ordinance ("Zoning Ordinance") at the Belle Meade Historic Site ("Historic Site").

BUILDING CODE--FAILURE TO OBTAIN BUILDING PERMITS FROM THE CITY OR MECHANICAL (PLUMBING, ELECTRICAL) PERMITS FROM METRO FOR SIGNIFICANT CONSTRUCTION PROJECTS.

The City has no record showing that the Historic Site or its contractors have obtained building or mechanical permits for the following construction or improvements:

1. Fox Run Café and covered pavilion next door. This construction was recently completed. The Building Official has notified you that a certificate of occupancy will not be issued for this space until further notice.
2. Coop and Scoop Ice Cream and Fudge Shop.
3. Rochford Loft for Culinary Arts, including the Loft Shop.

May 30, 2022

Page 2

4. Covered Outdoor Pavilion by Winery.
5. Reconstruction of the Ice House.
6. New construction of additional space in the Stable Loft across from the Rochford Loft. The Building Official has recently issued a stop work order for any further work on this space.

To the best of our information, there have been no permits issued or interim or final inspections of the plumbing, HVAC, and electrical systems by the Metropolitan Nashville Codes Department ("Metro Codes"), which inspections are necessary for the health, safety, and welfare of the occupants from fire, improper venting, sewer contamination, and electrical shock, among other things.

ZONING ORDINANCE

Under the City's Zoning Ordinance, construction or alteration of buildings of the Historic Site requires approval of the Board of Zoning Appeals ("BZA") as a conditional or special exception use. New activities at the Historic Site also require approval of the Board of Commissioners ("Commission"). *See* Section 14-202 (2)(c) of the Zoning Ordinance (attached). None of the above listed items have come before the BZA or the Commission, although there has been a recent request with respect to Item 6.

POTENTIAL RESOLUTION

Within ten (10) days of your receipt of this letter, please make plans to meet with me at City Hall, or other place agreed upon, for the purpose of giving the Historic Site's response to these allegations. If you have documentation concerning any of these matters, please bring it with you to that meeting. Unless the City receives a very convincing explanation from you that these violations did not occur, it is considering requiring, at a minimum:

1. Retroactive application for issuance of building permits for all construction, with payment of the required fees;
2. Retroactive submission for approval of all construction and activity to both the BZA and Commission and payment of all fees in connection with those processes;
3. Inspection of all construction by an independent inspector engaged by the City, but at the expense of the Historic Site;
4. Cessation of any ongoing construction until the necessary permits are issued by both the City and Metro Codes;
5. The payment of civil penalties in an amount to be determined.

If any construction and activity is not approved by both the BZA and Commission, then that use will immediately be ordered to cease. If any building is found to be improperly constructed or unsafe, it will have to be closed until any defects or problems are corrected.

The City cannot bind the actions of Metro Codes Department, of course, which has been made aware of these problems and is in communication with the City. Whatever remedial action Metro takes will be its own decision.

If I do not receive a response to this letter within ten (10) days, the City will take immediate action to close off access to all of the unpermitted spaces to the general public and will further notify Metro Codes and Nashville Electrical Service and request that utility service be discontinued.

Sincerely,

A handwritten signature in dark ink, appearing to read "Beth Reardon". The signature is fluid and cursive, with the first name "Beth" and last name "Reardon" clearly distinguishable.

Beth Reardon
City Manager

Cc: Rusty Moore, Mayor
Douglas Berry, City Attorney

Appendix C

Historic Home or Site

Historic home or site. An historic home or site shall be designated as such by this Appendix C or amendment thereto. It shall be open to the public and owned and operated by a public or private non profit entity. By this Appendix C, Belle Meade Plantation, located on Harding Road at Leake Avenue, is designated such a home or site.

(1) From and after designation as such, no historic home or site may expand its land area except by amendment to this Appendix C.

(2) Construction and alteration of buildings: No addition to any building or structure on the historic site may be altered or added to, and no new building or structure shall be constructed, without approval by the board of zoning appeals as to its purpose and location, and a finding that it is architecturally compatible with the original buildings or structure on this site. Applications for approval of such new buildings or structure must be accompanied by plans prepared by a registered architect.

(3) Signage: No signs advertising the availability of any such items, including food and beverages, shall be located on the grounds or on the exterior of any of the buildings on the site, other than:

(a) Identifying signs located on individual buildings; and

(b) The historic site sign at the entrance to the property, the size, style and content of each of which shall be subject to the approval of the board of zoning appeals.

(4) Activities:

(a) Prior to the commencement of any activity, a historic home or site shall request a permit for activities to be conducted on the site during the course of the following twelve month period.

(b) The permit shall be reviewed and resolved by the commissioners at the next scheduled meeting of the board of commissioners for which there has been provided timely notice of the review of the permit.

(c) In reviewing the request for permit, is anticipated that the following activities fall within the approved uses of a historic home or site:

(i) Sales of customary gift shop items;

(ii) Sale of food and beverages including the operation of a restaurant facility subject to review and approval of terms and conditions imposed by the board of commissioners in connection with the issuance of a permit for such operations;

(iii) As many as three (3) special "fair or "festival" type fund raising events, sponsored by the site, may be held annually at which food, beverages and merchandise may be sold. Such

events may be held outdoors if desired, with signs on the premises advertising them. Such events may be of no more than three (3) days duration each. For such events, the historic home or site shall provide parking for those attending the event and shall post "no parking" signs on all neighboring streets within the City of Belle Meade;

(iv) Each such historic home or site may rent its premises from time to time for private party social occasions, wedding receptions, concerts, fund raisers for non profit entities or other like events at which food and beverages may be served, and merchandise may be sold, but at which no commercial activities shall be conducted. The sponsors or hosts of all such events shall provide parking for those attending the event and, if requested by police department of the city, shall post "no parking" signs on all neighboring streets within the city.

(e) The historic home or site shall be subject to all ordinances dealing with sound emissions and other police power functions of the City of Belle Meade, and it shall be responsible for any violations thereof occurring on its premises.

(f) The historic home or site shall provide off street parking for all vehicles bringing visitors to the historic home or site and its amenities, including tour buses.

(Ord. #75-6, § 2, as amended by Ords. #79-1, 84-3, 85-1, and 87-1, § 2, and modified. 1987 Code, § 11-202(7), amended by Ords. #88-1, 90-1, §§ 1 and 2, 91-3, § 1; Ord. #93-6, § 1, July 1993, and Ord. #92-8, § 1, April 1994, and replaced by Ord. #2006-6, Feb. 2007, and Ord. #2007-7, Sept. 2007)

APPLICATION FOR ACTIVITY PERMIT
IN ACCORDANCE WITH TITLE 14, CHAPTER 2, APPENDIX C

Applicant _____ (a designated historic home or site in accordance with Appendix C, _____) hereby applies for a permit to conduct the following activities on Applicant's property for the period of _____ through _____:

A. Hours of Operation for Access to Applicant's Home or Site:

B. Hours of Operation for any amenities provided on site:

Gift Shop Hours of Operation:

Restaurant:

Name:

Hours of Operation:

C. Scheduled Activities:

1. Name of Activity:
 - a. Dates of activities:
 - b. Hours of Operation:
 - c. Planned activities:
2. Name of Activity:
 - a. Dates of activities:
 - b. Hours of Operation:
 - c. Planned activities:
3. Name of Activity:
 - a. Dates of activities:
 - b. Hours of Operation:
 - c. Planned activities:

D. Other activities:

1.

Conditions of Grant of Permit:

Applicant is solely responsible for all permits and licenses required to conduct the activities on its premises, and shall at all times assure compliance with all laws, federal, state and otherwise, that govern the conduct of activities on the premises. Applicant agrees to indemnify and hold harmless the City of Belle Meade from any and all liability of any nature and kind whatsoever arising as a result of the use of the Applicant's property and the activities conducted thereon.

ENGINEERED SOLUTIONS
1928 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072
PHONE (615) 945-9119 • FAX (615) 859-9177

EVALUATION REPORT – FOXRUN CAFE

PROJECT: New Structure – Fox Run Cafe – Belle Meade Plantation
LOCATION: 5025 Harding Pike / Nashville, Tennessee
PROJECT NO.: 222367

DATE: 8/25/2022

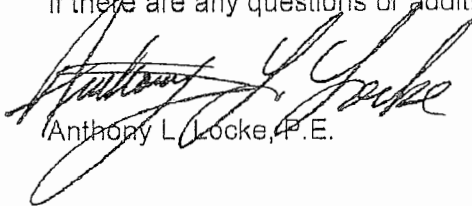
An engineering observation evaluation has been performed to review the recently completed structure located at the above referenced location.

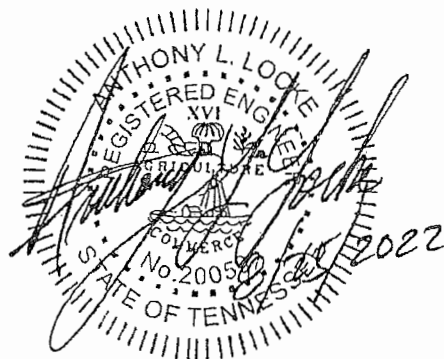
The main propose of this review was to determine the overall soundness of this structure. This structure was completed with heavy-timber type of wood construction. The framing for this structure consists of wood post and beam framing system with steel bracket connection. The roof is a plank decking and shingles roofing. The foundations for this structure consist of slab-on-grade with monolithic turndowns and the perimeter edges and load-point locations.

The structure was reviewed to be properly constructed with good workmanship. The framing member sizes and overall bracing was determined to be correct for all code loading conditions.

Based on my experience, and to the best of my knowledge, the completed construction for the project, meets performance requirements for the 2018 IBC applicable building code.

If there are any questions or additional information required, please feel free to call.


Anthony L. Locke, P.E.



August 25, 2022

Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee 37205

STRUCTURAL EVALUATION OF BUILDING

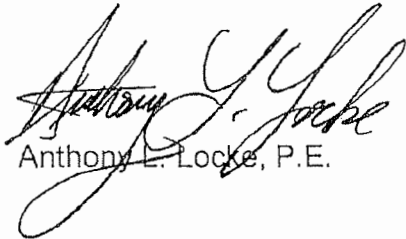
New Structure – Fox Run Cafe
Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee
Project #222367

INVOICE

Structural services for site observation and structural review letter for the above referenced project.

Observation and letter	\$500.00
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Due now	8/25/2022	\$500.00
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Anthony L. Locke, P.E.

Send Payment to:
Anthony L. Locke
1928 Tinnin Road
Goodlettsville, TN 37072

ENGINEERED SOLUTIONS
1928 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072
PHONE (615) 945-9119 • FAX (615) 859-9177

EVALUATION REPORT – ICE HOUSE

PROJECT: Ice House Structure – Belle Meade Plantation
LOCATION: 5025 Harding Pike / Nashville, Tennessee
PROJECT NO.: 222370

DATE: 8/25/2022

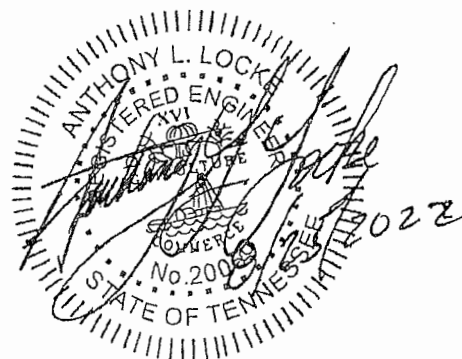
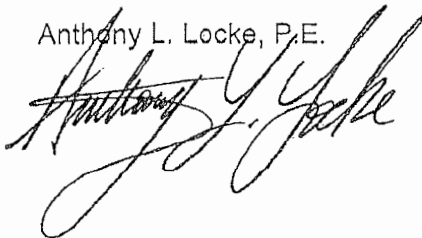
An engineering observation evaluation has been performed to review the ice house structure located at the above referenced location. This is a replacement structure built about five to six years ago. It was built in an area that had been researched to be in a location of what would have been the original ice house for the plantation. It was built from the ground up as a stacked stone dome that would have been similar of the original structure. It is currently used as a wine tasting building.

The main propose of this review was to determine the overall soundness of this structure. When this structure was being rebuilt a site review of the construction was completed. Poured concrete footings were place and the main structure was built with solid stone exterior wall. The roof and connect entry were built with heavy-timber type of wood construction. The overall construction of this building was completed with good workmanship. The framing member sizes and configuration was determined to be properly built to support all code loading conditions.

Based on my experience, and to the best of my knowledge, the completed construction for the project, meets performance requirements for the 2018 IBC applicable building code.

If there are any questions or additional information required, please feel free to call.

Anthony L. Locke, P.E.



August 25, 2022

Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee 37205

STRUCTURAL EVALUATION OF BUILDING

Ice House Structure
Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee
Project #222370

INVOICE

Structural services for site observation and structural review letter for the above referenced project.

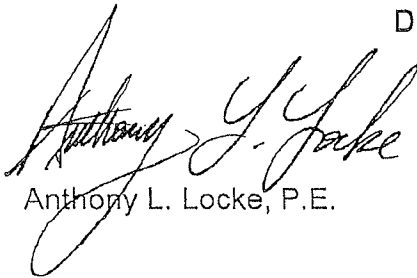
Observation and letter

\$500.00

Due now

8/25/2022

\$500.00



Anthony L. Locke, P.E.

Send Payment to:

Anthony L. Locke
1928 Tinnin Road
Goodlettsville, TN 37072

Engineered Solutions
945-9119

1928 Tinnin Road

Goodlettsville, Tennessee 37072

ENGINEERED SOLUTIONS
1928 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072
PHONE (615) 945-9119 • FAX (615) 859-9177

EVALUATION REPORT – PAVILLION

PROJECT: New Structure – Pavilion (next to Fox Run Café) – Belle Meade Plantation
LOCATION: 5025 Harding Pike / Nashville, Tennessee
PROJECT NO.: 222368

DATE: 8/25/2022

An engineering observation evaluation has been performed to review the recently completed structure located at the above referenced location.

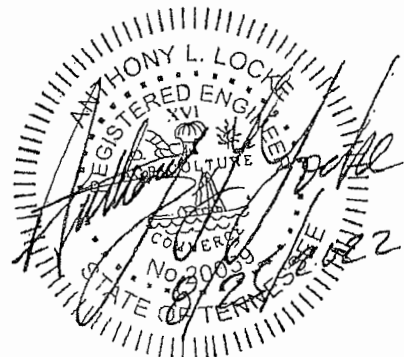
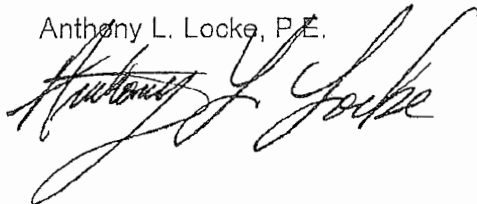
The main propose of this review was to determine the overall soundness of this structure. This structure was completed with heavy-timber type of wood construction and is a open-air with a rear solid wall. The framing for this structure consists of wood post and beam framing system with steel bracket connection. The roof is a plank decking and shingles roofing. The foundations for this structure consist of slab-on-grade with monolithic turndowns and the perimeter edges and load-point locations.

The structure was reviewed to be properly constructed with good workmanship. The framing member sizes and overall bracing was determined to be correct for all code loading conditions.

Based on my experience, and to the best of my knowledge, the completed construction for the project, meets performance requirements for the 2018 IBC applicable building code.

If there are any questions or additional information required, please feel free to call.

Anthony L. Locke, P.E.



August 25, 2022

Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee 37205

STRUCTURAL EVALUATION OF BUILDING

New Structure – Pavilion (next to Fox Run Café)
Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee
Project #222368

INVOICE

Structural services for site observation and structural review letter for the above referenced project.

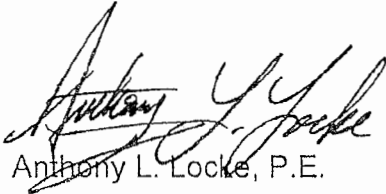
Observation and letter

\$500.00

Due now

8/25/2022

\$500.00



Anthony L. Locke, P.E.

Send Payment to:

Anthony L. Locke
1928 Tinnin Road
Goodlettsville, TN 37072

Engineered Solutions
945-9119

1928 Tinnin Road

Goodlettsville, Tennessee 37072

ENGINEERED SOLUTIONS
1928 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072
PHONE (615) 945-9119 • FAX (615) 859-9177

EVALUATION REPORT- LOFT INFILL IN HORSE STABLE & CARRIAGE BUILDING

PROJECT: Loft - Horse Stable & Carriage Barn – Belle Meade Plantation
LOCATION: 5025 Harding Pike / Nashville, Tennessee
PROJECT NO.: 222372

DATE: 8/25/2022

Several engineering observations were performed to review the existing condition of the above referenced structure for the use of creating the loft to the upper floor for public access use. These reviewed started in 2013 when a first walk-thru review of the upper level of the barn was reviewed. Follow-up work was completed as the reinforcement work was completed for this project. The reinforcement included several of the original lower level support stall columns were replaced and concrete foundations installed for the new columns. This work required shoring and stabilization of the upper level and roof to allow for these lower columns to be restored.

The existing building consists of two-story structure with a high upper floor clearance to the gambrel profile roof. It is understood that the structure was built approximately one hundred and fifty years ago, built as the main carriage and working horse barn. The framing for the structure consists of wood framing, wood lap siding exterior and slate roof shingles.

The current use of the building includes the lower level (ground floor) as part storage and part exhibit display. The upper level is virtually unused with only a small area of light isolated stored materials and air handling units for the lower floor heat and air system.

The upper floor level was originally built for hay storage and would most likely have the overall strength capacity to carry a basic light-storage load of 125 pounds per square foot; but the current condition and age of the structure required reinforcement to the framing to insure adequate capacity and use. The use of this area for the required safe loading for light-storage and public use required removal of the floor decking to observe the framing to allow discovery review of the members in each area to insure the condition and evaluate the strength of the framing. This scope of work was accomplished during several site observations to insure the proper load-paths of the original existing structure remained sound during each step of reinforcing.

The roof framing was originally built with timber wood trusses with long rough-sawn timber members. Several of the framing members of the trusses revealed prying of the nailed connections and a few truss members appeared to have cracked and/or broken sections. The recommended first scope for this building was completed and basic restoration evaluation of the overall building structure, starting with the exposed roof truss framing. Repair of pried connections, added sister framing to the damaged members and added strategic placed brace reinforcement of the long span members were installed to add redundant framing. This restoration reinforcement, starting at the roof framing, created a system approach to allow the buildings overall planned future use and insure a consolidated review of the buildings current structural stability.

Once the roof and lower support columns were secured the loft (upper floor) framing was exposed and each member was sister/scabbed with new framing and added diaphragm plywood flooring was instated to insure an added overall stiffness for the upper floor. This not only allowed the upgrade to insure that the proper load capacity was achieved for the planned public use of the area, but added redundancy for the lateral stiffness of the building. A few isolated support brace cables were installed at the center of the

LOFT INFILL IN HORSE STABLE & CARRIAGE BUILDING REPORT

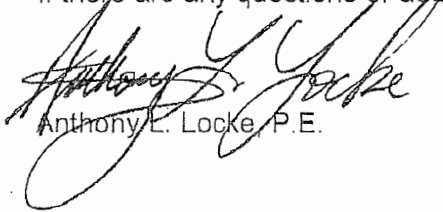
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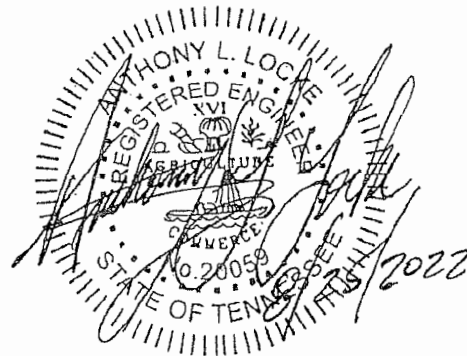
building where it ties into the connector bridge to restore some of the stability that had been loss over years of the buildings use. Added bracing was built where the new added two floor offices were installed above the loft center section of the building. This center section of the original structure had been built with a large section of the second floor loft to be removed to allow for hay wagons to be driven into the center of the barn and then be hoisted up into the center of the upper floor. This original use had placed some strain on this section of the structure and the reinforcements and added framing for the center restored that section of the structure.

The structure was reviewed during several stages of the construction and building of this loft. The framing and reinforcements was constructed with good workmanship. The framing member sizes and overall bracing was determined to be correct and insured the proper load-path supports for all code loading conditions.

Based on my experience, and to the best of my knowledge, the completed construction for the project, meets performance requirements for the 2018 IBC applicable building code.

If there are any questions or additional information required, please feel free to call.


Anthony L. Locke, P.E.



August 25, 2022

Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee 37205

STRUCTURAL EVALUATION OF BUILDING

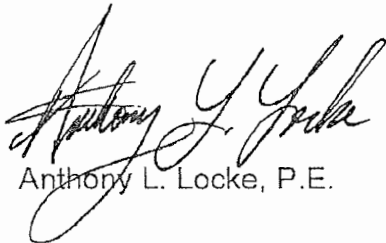
Loft - Horse Stable & Carriage Barn
Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee
Project #222372

INVOICE

Structural services for site observation and structural review letter for the above referenced project.

Observation and letter	\$850.00
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Due now	8/25/2022	\$850.00
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Anthony L. Locke, P.E.

Send Payment to:
Anthony L. Locke
1928 Tinnin Road
Goodlettsville, TN 37072

ENGINEERED SOLUTIONS
1928 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072
PHONE (615) 945-9119 • FAX (615) 859-9177

EVALUATION REPORT – WINE GARDEN STRUCTURE

PROJECT: Wine Garden - Belle Meade Plantation
LOCATION: 5025 Harding Pike / Nashville, Tennessee
PROJECT NO.: 222369

DATE: 8/25/2022

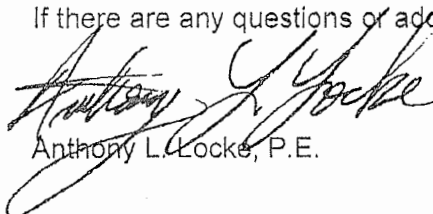
An engineering observation evaluation has been performed to review the existing open-air structure located at the above referenced location. This structure is located behind Gift Shop building and consists of two structures that were built at separate times and joined together to create a continuous covered area.

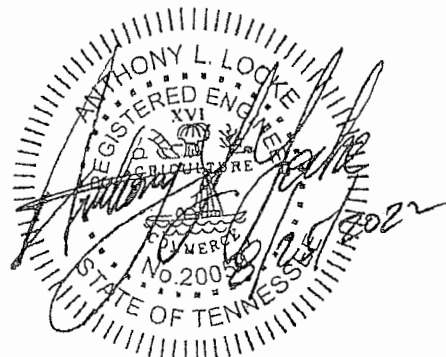
The main propose of this review was to determine the overall soundness of this structure. This structure was completed with steel framing and roof panel system. The column foundations are poured concrete bases some with wrapped stone. Additionally stone base walls are attached to several of the columns creating a perimeter short wall enclosure. The roof panels appeared to be anchored to the steel and the steel framing soundly secured to the columns. The foundations for this structure consist of slab-on-grade with monolithic turndowns and the perimeter edges and load-point locations.

The framing member sizes and overall bracing was determined to be correct for all code loading conditions and overall the structure was properly guttered and attached to adjoining building with proper watertight runoff control.

Based on my experience, and to the best of my knowledge, the completed construction for the project, meets performance requirements for the 2018 IBC applicable building code.

If there are any questions or additional information required, please feel free to call.


Anthony L. Locke, P.E.



August 25, 2022

Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee 37205

STRUCTURAL EVALUATION OF BUILDING

Wine Garden
Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee
Project #222369

INVOICE

Structural services for site observation and structural review letter for the above referenced project.

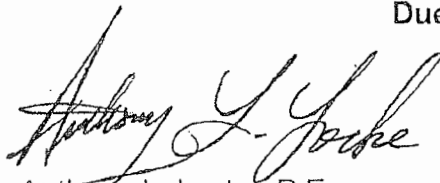
Observation and letter

\$500.00

Due now

8/25/2022

\$500.00



Anthony L. Locke, P.E.

Send Payment to:

Anthony L. Locke
1928 Tinnin Road
Goodlettsville, TN 37072

ENGINEERED SOLUTIONS
1928 TINNIN ROAD
GOODLETTSVILLE, TENNESSEE 37072
PHONE (615) 945-9119 • FAX (615) 859-9177

EVALUATION REPORT – COOP-N-SCOOP – ICE CREAM BUILDING

PROJECT: Coop-n-Scoop Ice Cream Building -- Belle Meade Plantation
LOCATION: 5025 Harding Pike / Nashville, Tennessee
PROJECT NO.: 222371

DATE: 8/25/2022

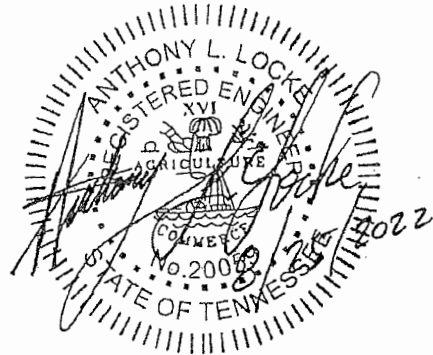
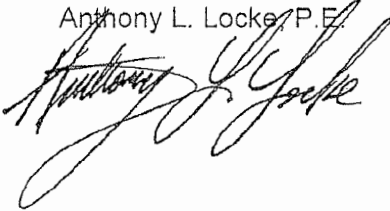
An engineering observation evaluation has been performed to review the building used as the ice cream building. This structure is over 100 years old (dating possible 1880's) and is thought to be originally used as a chicken coop. The structure was originally built with wood post "pole-barn" type construction. This structure was complexly reinforced approximately ten years ago. Much of the original wood framing elements were utilized in the reinforcements. New additional posts were installed where required and most of the roofs framing rafters were sistered with new sound framing members.

The main propose of this review was to determine the overall soundness of this structure. The overall reinforcement and reconstruction of this building was completed with good workmanship. The framing member sizes and configuration was determined to be properly built to support all code loading conditions.

Based on my experience, and to the best of my knowledge, the completed construction for the project, meets performance requirements for the 2018 IBC applicable building code.

If there are any questions or additional information required, please feel free to call.

Anthony L. Locke, P.E.



August 25, 2022

Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee 37205

STRUCTURAL EVALUATION OF BUILDING

Coop-n-Scoop Ice Cream Building
Belle Meade Plantation
5025 Harding Pike
Nashville, Tennessee
Project #222371

INVOICE

Structural services for site observation and structural review letter for the above referenced project.

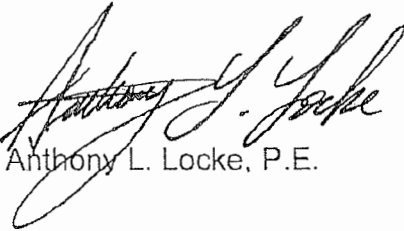
Observation and letter

\$500.00

Due now

8/25/2022

\$500.00



Anthony L. Locke, P.E.

Send Payment to:

Anthony L. Locke
1928 Tinnin Road
Goodlettsville, TN 37072



Akers Advisory Group dba
City Wide Facility Solutions of Nashville
2211 Crestmoor Road Suite 201
Nashville, TN 37215
www.gocitywide.com

To Whom It May Concern,

City Wide Facility Solutions has recently been contracted for electrical work on the property of Belle Meade Mansion. Each building listed below was thoroughly looked at and alterations made and documented per this letter are now up to code as of 8/25/22

- Sixty-six arc fault breakers have been installed throughout the areas of interest
 - Coop
 - Kennel
 - Wine Garden
 - Ice House
 - Loft Kitchen
 - Upstairs Loft
- Weatherproof covers have been installed in areas that are deemed wet or damp locations throughout the property.
 - Dog Run
 - Wine Garden
- Several four-square boxes that have devices installed in them have been corrected with industrial raised covers.
 - Wine Garden
 - Loft Upstairs Utility Closet
- Cover plates have been installed where necessary and a filler switch plate was added where an unused dummy switch was taking space in a double gang switch box.
 - Ice House



Akers Advisory Group dba
City Wide Facility Solutions of Nashville
2211 Crestmoor Road Suite 201
Nashville, TN 37215
www.gocitywide.com

- Loose wiring was secured and brought into 4 square boxes and secured.
 - Loft Upstairs Utility Closet

If you have any further questions about any work that was complete, please feel free to reach to me directly.

Jena Salb
Jsalb@gocitywide.com
615-946-1197



Municipal
Inspection Partners
Review-Enforce-Inspect

Municipal Inspection Partners

810 Oak Meadow Drive
Suite #681411
Franklin, Tennessee 37064
615-716-8111
www.mipnashville.com
apieri@mipnashville.com

August 11, 2022

Alton Kelley
Belle Meade Mansion
110 Leake Ave.
Nashville, TN 37205

RE: Code Compliance Inspection – Belle Meade Plantation

Mr. Kelley,

At your request, I conducted a Fire Code Compliance inspection of multiple buildings at the address listed above. The purpose of the inspection was to determine if structures built and or renovated met or exceeded the requirements of the 2018 International Fire Code. The following is a list of observations with regard to the structures in question: Relevant code sections addressing observations are listed in Appendix A. Also, note specific requirements in Appendix A for group A (Assembly) occupancies.

Note: We discussed emergency evacuation and active shooter planning as it is required in the International Fire Code. I have included references to the relevant code sections in this letter. It is recommended that you review your procedures and update your emergency plans to include these structures.

Overall Site Observations

1. No emergency plans provided for the location (IFC Chapter 4)
2. It is recommended that the Belle Meade Facility have an Active Shooter Plan. Please contact Metro PD and/or EMA.
3. Emergency lighting should be provided to illuminate exit discharge areas throughout public gathering areas.
4. The electrical system in new works areas shall be evaluated for code compliance.

Ice House

1. Provide an occupant load sign showing the maximum amount of guests permitted in this space. This calculation is 1 person for every 15 square feet.
2. Provide (1) exit light with battery back-up at either the front or rear door.
3. Provide emergency lighting with battery back-up
4. Exposed electrical box in kitchen/prep area
5. Fire extinguisher needs to be mounted.
6. Remove multiple locking mechanisms on front and rear door
7. No exit discharge lighting (exterior of the structure)

Belle Meade Spirits

8. Provide exterior means of egress lighting with battery back-up.
9. Provide emergency lighting (with battery back-up in the men's and women's restrooms.

Kitchen/Serving area with shelter

10. Secure carbon dioxide (CO2) vessel to the wall.
11. Mount fire extinguisher

Chicken Coop

12. Mount fire extinguisher

Historic Barn

13. Provide documentation for annual elevator testing. If the elevator certificate is not in the elevator, it should be available on-site.
14. Provide an occupant load sign showing the maximum number of guests permitted in this space (2nd floor tasting room). This calculation is 1 person for every 15 square feet. Per discussion with staff, this space will be limited to 50 persons.
15. Door to Emergency escape stairs (back of room) must open in the direction of exit discharge. However, the door cannot open over the stairs. The door must be reversed to comply with code and shall also be recessed more into the room to create a 36" landing on the stair side of the door.
16. Fire exit stair doors need to have a self-closing device. Doors must also latch in the closed position.

17. Provide emergency lighting in the kitchen prep area.
18. Mount fire extinguishers.
19. Fire sprinkler room on first floor cannot contain any storage. All equipment and storage must be removed.
20. Door to fire sprinkler riser room shall be labeled as fire department equipment room.
21. If the barn has multiple electrical panels, all panels shall be labeled to indicate the proper circuits.
22. Panels in series shall be labeled (example...1 of 3, 2 of 3, 3 of 3)

Overall Impression: The fire inspection only addressed life safety concerns. The inspection did not include building code compliance (construction, electrical, mechanical, or plumbing code).

Disclaimer:

This site inspection was performed by Municipal Inspection Partners on behalf of the client identified above. Every effort has been made to confirm that the structure meets fire codes adopted by the City of Nashville/Belle Meade, Tennessee. However, failure to identify a code deficiency during the inspection does not alleviate any obligation to comply with all applicable code provisions. If you have any questions concerning items in this inspection, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'APieri', followed by a long horizontal line.

Andrew Pieri – BS, CBO, CFM, AHO
Tennessee Licensed Inspector
Municipal Inspection Partners

Appendix A – 2018 Fire Code References

CHAPTER 4 EMERGENCY PLANNING AND PREPAREDNESS

403.2 Group A occupancies. An *approved* fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group A *occupancies*,

403.12.1 Fire watch personnel. Where, in the opinion of the *fire code official*, it is essential for public safety in a place of assembly or any other place where people congregate, because of the number of persons, or the nature of the performance, exhibition, display, contest or activity, the *owner*, agent or lessee shall provide one or more fire watch personnel, as required and *approved*.

403.12.2 Public safety plan for gatherings. Where the *fire code official* determines that an indoor or outdoor gathering of persons has an adverse impact on public safety through diminished access to buildings, structures, fire hydrants and fire apparatus access roads or where such gatherings adversely affect public safety services of any kind, the *fire code official* shall have the authority to order the development of or prescribe a public safety plan that provides an *approved* level of public safety and addresses the following items:

1. Emergency vehicle ingress and egress.
2. Fire protection.
3. Emergency egress or escape routes.
4. Emergency medical services.
5. Public assembly areas.
6. The directing of both attendees and vehicles, including the parking of vehicles.
7. Vendor and food concession distribution.
8. The need for the presence of law enforcement.
9. The need for fire and emergency medical services personnel.
10. The need for a weather monitoring person.

404.2.1 Fire evacuation plans. Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete by selected floors or areas only or with a defend-in place response.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for the use of elevators to evacuate the building where occupant evacuation elevators complying with Section 3008 of the *International Building Code* are provided.

4. Procedures for assisted rescue for persons unable to use the general means of egress unassisted.
5. Procedures for accounting for employees and occupants after evacuation has been completed.
6. Identification and assignment of personnel responsible for rescue or emergency medical aid.
7. The preferred and any alternative means of notifying occupants of a fire or emergency.
8. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
9. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
10. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

404.2.2 Fire safety plans. Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The procedure for reporting a fire or other emergency.
The life safety strategy including the following:
 - 2.1. Procedures for notifying occupants, including areas with a private mode alarm system.
 - 2.2. Procedures for occupants under a defend-in place response.
 - 2.3. Procedures for evacuating occupants, including those who need evacuation assistance.
5. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.
 - 4.3. Secondary evacuation routes.
 - 4.4. Accessible egress routes.
 - 4.4.1. Areas of refuge.
 - 4.4.2. Exterior areas for assisted rescue.
 - 4.5. Refuge areas associated with *smoke barriers* and *horizontal exits*.
 - 4.6. Manual fire alarm boxes.
 - 4.7. Portable fire extinguishers.
 - 4.8. Occupant-use hose stations.
 - 4.9. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.

6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

404.3 Maintenance. Fire safety and evacuation plans shall be reviewed or updated annually or as necessitated by changes in staff assignments, occupancy or the physical arrangement of the building.

404.4 Availability. Fire safety and evacuation plans shall be available in the workplace for reference and review by employees, and copies shall be furnished to the fire code official for review on request.

404.4.1 Distribution. The fire safety and evacuation plans shall be distributed to the tenants and building service employees by the owner or owner's agent. Tenants shall distribute to their employees applicable parts of the fire safety plan affecting the employees' actions in the event of a fire or other emergency.

405.1 General. Emergency evacuation drills complying with Sections 405.2 through 405.9 shall be conducted not less than annually where fire safety and evacuation plans are required by Section 403 or where required by the *fire code official*. Drills shall be designed in cooperation with the local authorities.

406.1 General. Where fire safety and evacuation plans are required by Section 403, employees shall be trained in fire emergency procedures based on plans prepared in accordance with Section 404.

SECTION 509 FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND ACCESS

509.1 Identification. Fire protection equipment shall be identified in an *approved* manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. *Approved* signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

509.1.1 Utility identification. Where required by the *fire code official*, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an *approved* manner, readily visible and shall be maintained.

509.2 Equipment access. *Approved* access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.

Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.

SECTION 604 ELECTRICAL EQUIPMENT, WIRING AND HAZARDS

604.1 Abatement of electrical hazards. Identified electrical hazards shall be abated. Wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

604.2 Illumination. Illumination shall be provided for service equipment areas, and electrical panelboards.

604.3 Working space and clearance. A working space of not less than 30 inches (762 mm) in width, 36 inches in depth and 78 inches in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall be not less than the width of the equipment. Storage of materials shall not be located within the designated working space.

604.3.1 Labeling. Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident. Where buildings or structures are supplied by more than one power source, markings shall be provided at each service equipment location and at all interconnected electric power production sources identifying all electric power sources at the premises in accordance with NFPA 70.

SECTION 606 ELEVATOR OPERATION MAINTAINANCE AND FIRE SERVICE KEYS

[BE] 606.3 Emergency signs. An *approved* pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the exit stairways and not to use the elevators in case of fire. The sign shall read: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.

606.7 Elevator key location. Keys for the elevator car doors and fire-fighter service keys shall be kept in an *approved* location for immediate use by the fire department.

SECTION 705 DOOR AND WINDOW OPENINGS

705.2.2 Signs. Where required by the *fire code official*, a sign shall be permanently displayed on or near each *fire door* in letters not less than 1 inch (25 mm) high to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR—DO NOT BLOCK.
2. For doors designed to be kept normally closed: FIRE DOOR—KEEP CLOSED.

705.2.4 Door operation. Swinging *fire doors* shall close from the full-open position and latch automatically.

SECTION 901 GENERAL

901.4.6 Pump and riser room size. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and *automatic sprinkler system* riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.

901.4.6.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access. Where located in a fire pump room or automatic sprinkler system riser room, the door shall be permitted to be locked provided that the key is available at all times.

901.4.6.2 Marking on access doors. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of 2 inches with a minimum stroke of 3/8 inch.

901.4.6.3 Environment. Automatic sprinkler system riser rooms and fire pump rooms shall be maintained at a temperature of not less than 40°F. Heating units shall be permanently installed.

901.4.6.4 Lighting. Permanently installed artificial illumination shall be provided in the automatic sprinkler system riser rooms and fire pump rooms.

SECTRION 906 PORTALE FIRE EXTINGUSIHERS

906.5 Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will have *ready access* and be immediately available for use. These

locations shall be along normal paths of travel, unless the *fire code official* determines that the hazard posed indicates the need for placement away from normal paths of travel.

906.6 Unobstructed and unobscured. Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

906.7 Hangers and brackets. Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

906.9.1 Extinguishers weighing 40 pounds or less. Portable fire extinguishers having a gross weight not exceeding 40 pounds shall be installed so that their tops are not more than 5 feet above the floor.

906.9.3 Floor clearance. The clearance between the floor and the bottom of installed hand-held portable fire extinguishers shall be not less than 4 inches.

[BE] 1004.5 Areas without fixed seating. The number of unit of area as prescribed in Table 1004.5. For areas without *fixed seating*, the occupant load shall be not less than that number determined by dividing the floor area under consideration by the *occupant load* factor assigned to the function of the space as set forth in Table 1004.5. Where an intended function is not listed in Table 1004.5, the *fire code official* shall establish a function based on a listed function that most nearly resembles the intended function.

Exception: Where *approved* by the *fire code official*, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design *occupant load*.

[BE] 1004.7 Outdoor areas. *Yards*, patios, occupied roofs *courts* and similar outdoor areas accessible to and usable by the building occupants shall be provided with *means of egress* as required by this chapter. The *occupant load* of such outdoor areas shall be assigned by the *fire code official* in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, *means of egress* requirements for the building shall be based on the sum of the *occupant loads* of the building plus the outdoor areas.

[BE] 1004.9 Posting of occupant load. Every room or space that is an assembly occupancy shall have the *occupant load* of the room or space posted in a conspicuous place, near the main *exit* or *exit access* doorway from the room or space, for the intended configurations. Posted signs shall be of an *approved* legible permanent design and shall be maintained by the owner or the owner's authorized agent.

SECTION 1008 MEANS OF EGRESS ILLUMINATION

[BE] 1008.2 Illumination required. The *means of egress* serving a room or space shall be illuminated at all times that the room or space is occupied.

[BE] 1008.2.1 Illumination level under normal power. The *means of egress* illumination level shall be not less than 1 footcandle (11 lux) at the walking surface.

[BE] 1008.2.3 Exit discharge. Illumination shall be provided along the path of travel for the exit discharge from each exit to the public way.

Exception: Illumination shall not be required where the path of the exit discharge meets both of the following requirements:

1. The path of exit discharge is illuminated from the exit to a safe dispersal area complying with Section 1028.5.
2. A dispersal area shall be illuminated to a level not less than 1 footcandle (11 lux) at the walking surface.

[BE] 1008.3 Emergency power for illumination. The power supply for *means of egress* illumination shall normally be provided by the premises' electrical supply.

[BE] 1008.3.1 General. In the event of power supply failure in rooms and spaces that require two or more *means of egress* an emergency electrical system shall automatically illuminate all of the following areas:

1. *Aisles.*
2. *Corridors.*
3. *Exit access stairways and ramps.*

[BE] 1008.3.2 Buildings. In the event of power supply failure, in buildings that require two or more *means of egress*, an emergency electrical system shall automatically illuminate all of the following areas:

1. *Interior exit access stairways and ramps*
2. *Interior and exterior exit stairways and ramps.*
3. *Exit passageways.*

4. Vestibules and areas on the *level of discharge* used for *exit discharge* in accordance with Section 1028.1.
5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the *exit discharge*.

[BE] 1008.3.3 Rooms and spaces. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms with an area greater than 300 square feet.

SECTION 1010 DOORS, GATES AND TURNSTYLES

[BE] 1010.1.2.1 Direction of swing. Pivot or side hinged swinging doors shall swing in the direction of egress travel where serving a room or area containing an occupant load of 50 or more persons or a Group H occupancy.

[BE] 1010.1.6 Landings at doors. Landings shall have a width not less than the width of the *stairway* or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches. Where a landing serves an *occupant load* of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches.

[BE] 1010.1.9 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

[BE] 1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the *International Building Code* shall not require tight grasping, tight pinching or twisting of the wrist to operate.

[BE] 1010.1.9.2 Hardware height. Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height.

[BE] 1010.1.9.4 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exist:

1. Places of detention or restraint.
2. In buildings in occupancy Group A having an *occupant load* of 300 or less, Groups B, F, M and S, and in places of religious worship, the main key-operated locking devices from the egress side provided:
 - 2.1. The locking device is readily distinguishable as locked.
 - 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background.
 - 2.3. The use of the key-operated locking device is revokable by the *fire code official* for due cause.

[BE] **1010.1.9.5 Bolt locks.** Manually operated flush bolts or surface bolts are not permitted.

[BE] **1010.1.9.6 Unlatching.** The unlatching of any door or leaf shall not require more than one operation.

[BE] **1010.1.9.12 Stairway doors.** Interior *stairway means of egress* doors shall be openable from both sides without the use of a key or special knowledge or effort.

Exceptions:

1. *Stairway* discharge doors shall be openable from the egress side and shall only be locked from the opposite side.

[BE] **1010.1.10 Panic and fire exit hardware.** Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an *occupant load* of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than *panic hardware* or *fire exit hardware*.

SECTION 1011 STAIRWAYS

[BE] **1011.6 Stairway landings.** There shall be a floor or landing at the top and bottom of each *stairway*. The width of landings, measured perpendicularly to the direction of travel, shall be not less than the width of *stairways* served. Every landing shall have a minimum depth, measured parallel to the direction of travel, equal to the width of the *stairway* or 48 inches, whichever is less. Doors opening onto a landing shall not reduce the landing to less than one-half the required width. When fully open, the door shall not project more than 7 inches into a landing. Where *wheelchair* spaces are required on the *stairway* landing in accordance with Section 1009.6.3, the *wheelchair* space shall not be located in the required width of the landing and doors shall not swing over the *wheelchair* spaces.

Section 1013 Exit Signs

[BE] 1013.1 Where required. *Exits* and *exit access* doors shall be marked by an *approved* exit sign readily visible from any direction of egress travel. The path of egress travel to *exits* and within *exits* shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the *exit* or the path of egress travel is not immediately visible to the occupants. Intervening *means of egress* doors within *exits* shall be marked by exit signs. Exit sign placement shall be such that any point in an *exit access corridor* or *exit passageway* is within 100 feet (30 480 mm) or the *listed* viewing distance of the sign, whichever is less, from the nearest visible exit sign.

Exceptions:

1. Exit signs are not required in rooms or areas that require only one *exit* or *exit access*.
2. Main exterior *exit* doors or gates that are obviously and clearly identifiable as *exits* need not have *exit* signs where *approved* by the *fire code official*.



Handwritten signature

458000 - Stables - Loft

INVOICE NO: IN00177765

Please reference this number with your payment.

REMIT TO: Koorsen Fire & Security

2719 N. Arlington Avenue
Indianapolis, IN 46218

1-888-KOORSEN

Please include Invoice # on check

Customer PO:	Order No:	Invoice No:	Due Date:
	ST00162264	IN00177765	08/13/2022
Invoice Date:	Terms:	Tax Location:	Amount Due:
07/19/2022	Net 25	TN/Davidson/Nashville	5,790.50

BILLING	Belle Meade Plantation 5025 Harding Pike Nashville, TN 37205
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WORKSITE	Belle Meade Plantation 5025 Harding Pike Nashville, TN 37205
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Authorized By:	Job Number:	Service Date:	Bill To ID:	Worksite ID:	Technician:
Richard Longfellow	SER0000003921	07/19/2022	1000009497	1000009497	DevlinHarris_374138

Qty	Item	Description	Price	Ext Price	Tax
10	39666	1/2 53-111-1-165 TY-L BR UPRIGHT K=5.6 TY3111	0.00	0.00	0.00
4	SVC -TESTI	UL HEAD TESTING	0.00	0.00	0.00
1	SVC-EQUIPM	40' LIFT RENTAL EFI bp21735	0.00	0.00	0.00
1	6300-3YR	Internal Pipe 3-Year (Dry Sys Air Test)	0.00	0.00	0.00
1	4-6300	Proposal # 10JPB Q11021 Internal Pipe	5,790.50	5,790.50	0.00

Thank you! We appreciate your business!

Subtotal	5,790.50
Tax	0.00
Total	5,790.50
Current Amount Due This Invoice	5,790.50

Payment methods are via: ACH, eCheck, CC or Check | A convenience fee of 3% of the invoice amount is charged for payments via CC
Checking Account Information for ACH Payments: Routing #074000010 | Account # 522752218
Please send all Remittances to E-Mail: AcclsRec@Koorsen.com | To pay via CC, go to www.Koorsen.com or call your local Branch
TN Alarm Cert # 000001275



Date : 7/19/2022
Frequency : Service
Service Ticket No. : ST00162264
Inspection Contract No. :
PO No. :

REPAIR SERVICE TICKET

Property	: Belle Meade Plantation	Owner	: Belle Meade Plantation
Address	: 5025 Harding Pike	Address	: 5025 Harding Pike
City	: Nashville	City	: Nashville
State	: TN	State	: TN
Zip	: 37205	Zip	: 37205
Phone	: 6152755818	Phone	: 6152755818

DEFICIENCIES

None found at time of inspection.

REPAIR SERVICE TICKET

☐ Fire Extinguishers	☐ Restaurant/Dry Chemical	☐ Exit/Emergency Lights	☐ Fire Alarm	☐ Off-Road/Veh
☒ Sprinkler	☐ Security	☐ Clean Agent/Suppression	☐ Other	

If Other, Please list:

Number of technicians? 2

Was confined space equipment used? No

Description of work:

Preformed quoted proposal

At completion of ticket, were any deficiencies present? No

AGREEMENT

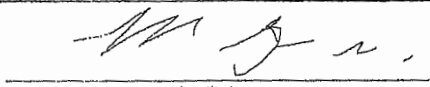
Please read carefully. We are not an insurer. Our maximum liability is limited to \$250.00. Vendor shall not be responsible for the improper operation of any inspected equipment that, after serviceman has left premises, has been discharged, vandalized, tampered with or damaged. User acknowledges receipt of copy.

This report was reviewed with:

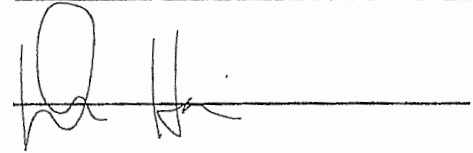
Koorsen Fire & Security.

Print Name : Richard LongfellowTechnician : Devin Harris

Signature :



Signature :

Date : 7/19/2022Date : 7/19/2022



Date : 7/19/2022
Frequency : Every 3 Years
Service Ticket No. : ST00162264
Inspection Contract No. :
PO No. :

3YR DRY SYSTEM LEAKAGE TEST

Property	: Belle Meade Plantation	Owner	: Belle Meade Plantation
Address	: 5025 Harding Pike	Address	: 5025 Harding Pike
City	: Nashville	City	: Nashville
State	: TN	State	: TN
Zip	: 37205	Zip	: 37205
Phone	: 6152755818	Phone	: 6152755818

DEFICIENCIES

None found at time of inspection.

3YR DRY SYSTEM LEAKAGE TEST - Location: Dry Riser

Manufacturer	Tyco
Model	DPV-1
Did the system pass the leakage test?	Pass
Are there any other deficiencies present?	No

AGREEMENT

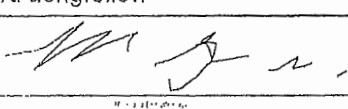
Please read carefully. We are not an insurer. Our maximum liability is limited to \$250.00. Vendor shall not be responsible for the improper operation of any inspected equipment that, after serviceman has left premises, has been discharged, vandalized, tampered with or damaged. User acknowledges receipt of copy.

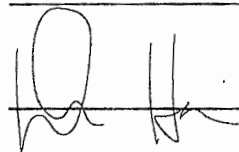
This report was reviewed with:

Koorsen Fire & Security.

Print Name : Richard Longfellow

Technician : Devin Harris

Signature : 

Signature : 

Date : 7/19/2022

Date : 7/19/2022

Koorsen[®]

FIRE & SECURITY

698 Myatt Dr.
Madison, TN 37115
Ph: 615/248-2837
Fax: 615/248-2842

Belle Meade Plantation Fire Sprinkler Deficiency Scope of Work

Stable has brass upright Grimes 1 1/2 inch sprinklers 165 deg f dates 1965 – Need UL sample four (4) one from each corner of the stable sent off for testing.

4 heads replaced for testing and 6 spares for the spare head box.

1 Dry System In the stable due pressure test-3 year leak test due

Stable Dry System Water Motor Gong not operational - investigate and correct-KFS will clean and lubricate

Seven (7) painted sprinklers in the Carriage House Outside sprinklers of the Carriage House have paint on top of the deflector - need surgery for make and model - roughly six sprinklers appear to have paint on the top of the deflector-will use lift o access.

2nd floor break room and first office from elevator missing chrome escutcheon

Missing FDC sign – will mount sign on post by hotbox

Visitors Center Wet System without Hydraulic Nameplate

No hydraulic nameplate for stable dry system.



Proposal # 10JPB Q11021

Submitted to:
Belle Meade Plantation
5025 Harding Pike
Nashville, TN 37205
Richard Longfellow
615-275-5818
richard.longfellow@bellemeadeplantation.co
SI Account Number 9497

Date: 6/8/2022
Koorsen Fire & Security
698 Myatt Dr.
Nashville, TN 37115
Jon Britton-Inside Sales
Desk: (615) 238-6236
Cell/Text: (615) 870-2467
Jon.Britton@Koorsen.com
Office Fax: (615) 248-2842

We are pleased to quote you the following, subject to the terms and conditions:

Scope of work:

Koorsen Fire & Security will provide labor and material as follows: address the fire sprinkler deficiencies documented during the annual inspection. Please refer to the attached scope of work required.

Koorsen Fire & Security reserves the right to bill progressively should material orders and logistics of execution warrant. _____ TN License # 00001275

Exclusions:

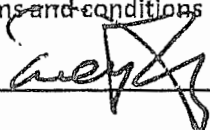
Price does not include troubleshooting or repairs of problems existing on system other than what is described above. Any additional work will be billed.

- ☒ Price includes a lift for necessary access
- ☒ Price does not include any associated fees
- ☒ Work will be completed during normal Koorsen business hours

	Sub Total \$	\$5,790.50
Taxable Amount	Sales Tax \$	\$76.82
	Total \$	\$5,867.32

I have read the attached terms and conditions and accept them.

Approval Signature



Title CFO

Date 7/11/2022

KFS Signature

Title

Date



Compliance Report

04/18/2023

Project name: Belle Meade Historic Site & Winery
5025 Harding Pike Nashville, TN 37205
Powell Project#: 22149

Report Date: April 18, 2023

Persons present while on site:

Michael Hedges – CFO, Belle Meade Winery
Keith Hood – Belle Meade Winery
Manley Seale – Director of Architecture, Powell

Powell representatives were present on-site Monday, April 17, 2023. Observations were made of the remedial work completed of the non-conforming life safety features identified in the Noncompliance Report provided by Powell on 12/21/2022. The Noncompliance report was provided as part of the independent review and certification requested by the City of Belle Meade in a letter provided by Mr. Douglas Berry dated October 5th, 2022. Observed structures include: The Coop and Scoop Ice Cream shop, The Fox Run Café, The Fox Run Covered Pavilion, Covered Outdoor Pavilion for the Winery, The Ice House, and The Rochford Loft for Culinary Arts, including the Loft Shop, above the Horse Carriage and Stable ("Carriage House").

The following nonconforming items were observed and noted to be now remediated and in compliance with the 2018 International Building Code:

1. **The Coop and Scoop Ice Cream Shop:**
 - a. Threshold at the front door must not exceed ½" with a chamfer or ¼" height. **(1010.1. Thresholds)- Threshold replaced and is in compliance**
2. **The Fox Run Café:**
 - a. The front door header is below the allowable 6'-8" minimum head clearance. **New compliant Egress Door has been provided and is in compliance.**
 - b. Exit sign provided above the egress door. **Exit sign has been provided and is in compliance.**
3. **The Fox Run Covered Pavilion**
 - a. 2 exits are required for an occupancy load greater than 49. **Second exit path was widened to bring it into compliance such that 2 exist are now provided.**
4. **Covered Outdoor Pavilion for the Winery**



- a. 2 exits are required for an occupancy load greater than 49. **2 exits have been provided and emergency egress lights are in place.**

5. The Ice House

- a. No non-compliant issues observed.

6. The Rochford Loft for Culinary Arts including the Loft Shop, above the Horse Carriage and Stable (Carriage House).

- a. 2 paths of egress must be provided for an occupancy load greater than 49. **Two compliant paths have now been provided.**
- b. A minimum head clearance of 80" must be maintained throughout the path of egress. **(1011.3 Headroom)**
 - i. The sliding door headers measures below 80" above finished floor. **The headers have been adjusted such that min. head is height is now 80".**
- c. An ADA compliant threshold must be maintained throughout the path of egress. **(1010.1.6 Landings at Doors, 1011.6 Stairway Landings)**
 - i. All stairs and ramps must provide a 5' landing at the top and bottom of the run. **Compliant landings are now provided.**
 - ii. The office loft has 4 stairs that terminate into a door without the 5' landing. **Doors have been removed and compliant landings are now provided.**
 - iii. The entrance door to the Rochford Loft has a ramp that terminates into a door without the 5' landing. **Compliant landing has now been provided.**
 - iv. The back stair top landing does not provide 5' clear. **Compliant landing has now been provided.**
- d. Egress Doors shall be of the pivoted or side hinged swinging type. **(1010.1.2 Door Swing) Doors in question have either been omitted as they are not needed.**
- e. Egress Stairways must maintain a clear headroom of 80" measured vertically from a line connecting the edge of nosing and must be continuous. The minimum clearance shall be maintained the full width of the stairway and landing. Ensure that modifications to any egress stair maintain an 80" clear headroom. **(1011.3 Headroom) The stairs have been modified to now be compliant.**
- f. Intermediate stair landings may not reduce the egress width. 44" minimum. 36" minimum when serving an Occupancy load of 49 or less. **(1011.2 Width and Capacity) The stairs have been modified to now be compliant.**
- g. Handrails shall return to the wall or walking surface and shall be continuous to the handrail of an adjacent flight of stairs or ramp run. Where handrails are not continuous between flights, the handrails shall extend horizontally not less than 12 inches (305 mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrails shall extend horizontally above the landing 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. The extensions of handrails shall be in the same direction of the flights of stairs at stairways and the ramp runs at ramps. **(1014.6 Handrail Extensions) The handrails have been modified to now be compliant.**



Compliance Report

04/18/2023

- h. Interior exit stairways must form a continuous protected enclosure. **The stairs have been modified to now be compliant.**
- i. Exit signs must be provided for exit to clearly denote the path of egress. **Exits signs have been provided.**
- j. Emergency lights must be provided and connected to the existing Fire Alarm. **This has been provided as required.**
- k. Verify that the HVAC system is connected to the Fire Alarm for automatic shutoff. **Duct Smoke Detectors have been provided.**

The above work completes our review of the life safety components of the afore mentioned structures and based on our observations of completed work, it is our opinion that the structures are now in compliance with the 2018 International Building Code.

Sincerely,

Manley Seale

Director of Architecture, AIA, NCARB

Powell LLC





STATE OF TENNESSEE
DEPARTMENT OF COMMERCE & INSURANCE
STATE FIRE MARSHAL
500 James Robertson Parkway, Nashville, TN 37243-1162

PASS

Electrical Inspection

Permit Number:	2023051326 Standard Electr	Inspection Number:	556474185
Customer Name:	TODD ESCUE	Inspector:	FISHER, NEAL
Customer Address:	110 Leake Ave NASHVILLE TN 37205	Inspection Type:	Electrical Final Inspection 201-400
County:	Davidson	Inspection Start Date:	06/01/2023
Contractor Name:	ESCUE, JEFFREY T	Inspection End Date:	06/01/2023
Contractor Address:	1221 JONES ROAD TN 37075	Power Supplier:	1731-NASHVILLE ELECTRIC SERVICE
Contractor TN License #:	37927	Permit Fee:	0

Inspections do not warrant workmanship. Any inspection performed by an employee, agent or contractor of the State of Tennessee is performed solely for the purposes of enforcing the applicable electrical codes adopted in Tenn. Comp. R. & Regs. 0780-02-01, and may utilize a spot check performance standard. This inspection is not a comprehensive home inspection service, which is the responsibility of the owner.

Remarks:

Follow-up of safety inspection 556470500 - all 4 items noted on the safety inspection as not meeting the minimum standard have been correct to meet the standard.

NOTES:

The breaker panels mounted inside the men's bathroom was inspected and approved by another jurisdiction and as such will not be addressed by this agency

A new one (1) or two (2) family dwelling or townhouse shall not be occupied until the Department has issued a Certificate of Occupancy pursuant to Tenn. Comp. R. & Regs. 0780-02-23-.09.

The customer may request all inspections on www.core.tn.gov when the project is ready for the next inspection. For questions, comments, concerns or request inspections, please visit www.tn.gov/commerce/fire-prevention.html or call 615-741-7170.

Inspector:

FISHER, NEAL

NE

Date: 06/01/2023

Customer:

Not Available to Sign

Date: 06/01/2023