

CODE COMPLIANCE TASK FORCE
Minutes of the May 24, 2005

Jim Bartl opened the Code Compliance Task Force meeting at **3:02 p.m. Tuesday, May 24, 2005** in the Cornelius Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

Participant List

NAME	COMPANY	PHONE NUMBER	EMAIL
Phil Hughes	Simonini Builders	704-358-9940	phil@simonini.com
Bob McKee	Ryan Homes	704-400-9184	bmckee@nvrinc.com
Wayne Carter	Mulvaney Homes, Inc.	704-309-3102	w.carter@mulvaneyhomesinc.com
Hans Kasak	Ryland Homes	704-363-3885	hkasak@ryland.com
Harold Ingram	Ryland Homes	704-363-2879	hingram@ryland.com
Marc Austin	Ryland Homes	704-363-3905	maustin@ryland.com
Darrell Fries	Westfield Homes	704-662-2621	dfries@stanpac.com
Elliot Mann	Westfield Homes	704-622-5789	emann@stanpac.com
Daniel M. Hawkins	B.T. White Co.	704-545-6188	danielhawkins@mac.com
Bryan Bennight	New Moon Builders	704-347-8110	newmoonbuilder@bellsouth.net
Steve Augustine	Simonini Builders	704-309-6344	saugustine@simonini.com
James N. Bartl	Code Enforcement	704-336-3827	bartljn@co.mecklenburg.nc.us
Gene Morton	Code Enforcement	704-336-3503	mortolg@co.mecklenburg.nc.us
Jeff Griffin	Code Enforcement	704-432-2383	griffjt@co.mecklenburg.nc.us
Geri Walton	Code Enforcement	704-432-1093	waltogb@co.mecklenburg.nc.us

1. APPROVAL OF MINUTES

Not applicable

2. DISCUSSIONS

- A. JB reviewed the Department's reasons for reconvening the CCTF. He stated that the group would study the failure rate trends and outline strategies to reverse the trends and push the failure rates to less than 20%.
- B. By consensus, the group agreed that a summary of the meeting minutes would be acceptable.
- C. The group agreed to meet at 3:00 p.m. on the following dates:
 - June 7, 2005
 - June 22, 2005 (Gene Morton will not attend this meeting)
 - July 12, 2005
- D. JB provided extensive data on the failure rates for FY01-FY05. He suggested that the group discuss the unmistakable trend up in the following two perspectives:
 - What's the cause?
 - What's the underlying reason in whole or in part?

Group Responses:

WHAT'S THE CAUSE?

- Better trained inspectors
- Field supervision inexperienced
 - Aggravated by time demand increased volume
 - Travel time/spread out
 - Wide range territory
 - Traffic
- Volume per supervisor
- Complexity of code
- Apathy
- Covering inspectors bring in different concerns
 - Consistency

WHAT'S THE CAUSE? cont...

- Handful of inspectors
 - Over doing it
 - Always get something
- Fall off on interest since 1999-2000 (Waning Interest)
- New players in town
- Interpretations are a moving target
- Code 90 – Driving Failure Rates Up
 - No variance authority on interpreting the Code. The Building Code Council has the final decision on how the Code should be applied.
- Re-inspection fee charge accepted as a cost of conducting business (fees are passed to customer); damage by others does not help.
- Surrounding county authorities are not as thorough as Mecklenburg County; therefore builders from there are not as prepared.
 - In all trades
- New product learning curve
 - Engineering required
 - Process to verify compliance
- Flavor of the Month
 - Process to advise industry

WHAT CAN DEPARTMENT/INDUSTRY DO TO DRIVE FAILURE RATE DOWN TO 20%?

- CPCC Training
 - Consistent; more opportunities
- Meet the inspector onsite
 - Understand the turn down
 - Study % previous list incomplete
- Inspectors could provide a “time range” for their site visits
- Understand all tools available to manage failure rate information
- Role for “Inspection by Appointment”
 - Next meeting, explain possible role of Inspection by Appointment
- Take advantage of Department training on Top 5
- Better communication to ALL builders
 - Non HBA members
 - Hold night meetings
 - Incentives
 - Recognition
- Availability of Code Reference Materials
 - Readily available/accessible
 - Code Defect Library
- Better use of Quarterly Reports
 - Industry wide
 - Per builder
- Use of Code References W/02
- Continue training of inspectors
- How Department distributes Code Requirements
 - New requirements
 - Interpret changes
- Do a better job of keeping it/failure rate issue in front of industry
- Time delays can “hurt” more than “dollars”
- Residential checklist
- Deck brochure approach applied to “Top 5” – failure items

- Auto messages on inspection request line advising of failure rate and add... “You may experience a delay due to your failure rate...”

3. PUBLIC ATTENDEE ISSUES AND COMMENTS

None

4. NEXT AGENDA

The following issues will be addressed at the next meeting of the CCTF:

- Inspections by Appointment
- Identify favorites from Question #2
- Identify favorites from “doomsday list”
- Interpret data
- Who’s not in the room?
- Who should be in the room?

5. ADJOURNMENT

The May 24, 2005 Code Compliance Task Force meeting adjourned at 4:40 p.m.

The next CCTF Meeting will be held on Tuesday, June 7, 2005 at 3:00 p.m. in the Hoffman Conference Room of the Hal Marshall Service Center.

CODE COMPLIANCE TASK FORCE
Minutes of the June 7, 2005

Jim Bartl opened the Code Compliance Task Force meeting at **3:10 p.m. Tuesday, June 7, 2005** in the Hoffman Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

Participant List

NAME	COMPANY	PHONE NUMBER	EMAIL
Phil Hughes	Simonini Builders	704-358-9940	phil@simonini.com
Bob McKee - ABSENT	Ryan Homes	704-400-9184	bmckee@nvrinc.com
Wayne Carter	Mulvaney Homes, Inc.	704-309-3102	w.carter@mulvaneyhomesinc.com
Hans Kasak	Ryland Homes	704-363-3885	hkasak@ryland.com
Harold Ingram	Ryland Homes	704-363-2879	hingram@ryland.com
Marc Austin	Ryland Homes	704-363-3905	maustin@ryland.com
Darrell Fries	Westfield Homes	704-622-2621	dfries@stanpac.com
Elliot Mann - ABSENT	Westfield Homes	704-622-5789	emann@stanpac.com
Daniel M. Hawkins	B.T. White Co.	704-545-6188	danielhawkins@mac.com
Bryan Bennight	New Moon Builders	704-347-8110	newmoonbuilder@bellsouth.net
Steve Augustine - ABSENT	Simonini Builders	704-309-6344	saugustine@simonini.com
James N. Bartl	Code Enforcement	704-336-3827	bartljn@co.mecklenburg.nc.us
Gene Morton	Code Enforcement	704-336-3503	mortolg@co.mecklenburg.nc.us
Jeff Griffin	Code Enforcement	704-432-2383	griffjt@co.mecklenburg.nc.us
Geri Walton	Code Enforcement	704-432-1093	waltogb@co.mecklenburg.nc.us

1. DISCUSSIONS

- A. Who needs to be in the room?
 1. Architects/Designers
 2. Electrical Contractors
 3. HVAC and any others involved
 4. Commercial Contractors
- B. Add "Who needs to be in the room?" to next BDC Agenda.
 1. Propose naming BDC members or for members to name a representative
 2. Point out CCTF past accomplishments
 3. Emphasize that the CCTF will move forward
- C. What are the best ideas from the new ideas?" List of ideas that the Department and Industry can do to positively affect change:
 1. Have an account representative for each company (required)
 2. Reports are sent to representative by email or snail mail.
 3. Electronic applications should ask for contact (maybe it should be another level).
 4. Make pin numbers mandatory.
 - a) Send communications to them electronically
 - b) Agree later on what will be sent
 5. **IDEA:** Make connection point between contractors and Department to be more usable/effective.
- D. Use of publicizing inspector itinerary and progress once inspector has it setup.
 1. Need understanding that process will not be abused
 2. Don't want inspector to feel that process is a "Ball & Chain"
 3. Would need to state rules
 4. Need Department/Inspectors/Industry subcommittee to setup the rules.
- E. What about report best pass rates to the real estate industry?
- F. Check to see if "90" is used correctly on engineer report that is required for soils.
- G. What if Code reference supplement was contractor activated (somehow)?
- H. Fill out ranking of ideas: Very Important = 1 → Not Important = 5 (Geri to organize responses)

1. DISCUSSIONS (cont...)

I. Next Meeting June 22, 2005 @ 3:00 p.m. – Woods Conference Room

1. Agenda:

- a) Report on Exercise from today
 - (1) Can we agree on the importance of the rankings?
- b) Discuss what failure rate data means (handout from meeting #1)
- c) Draft our strategy
- d) How does training support strategy?
- e) Other

2. ADJOURNMENT

The June 7, 2005 Code Compliance Task Force meeting adjourned at 4:45 p.m.

The next CCTF Meeting will be held on Tuesday, June 22, 2005 at 3:00 p.m. in the Woods Conference Room of the Hal Marshall Service Center.

CODE COMPLIANCE TASK FORCE
Minutes of the June 22, 2005

Jim Bartl opened the Code Compliance Task Force meeting at **3:08 p.m. Tuesday, June 22, 2005** in the Hoffman Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

Participant List

NAME	COMPANY	PHONE NUMBER	EMAIL
Phil Hughes- ABSENT	Simonini Builders	704-358-9940	phil@simonini.com
Bob McKee	Ryan Homes	704-400-9184	bmckee@nvrinc.com
Wayne Carter- ABSENT	Mulvaney Homes, Inc.	704-309-3102	w.carter@mulvaneyhomesinc.com
Hans Kasak- ABSENT	Ryland Homes	704-363-3885	hkasak@ryland.com
Harold Ingram- ABSENT	Ryland Homes	704-363-2879	hingram@ryland.com
Marc Austin	Ryland Homes	704-363-3905	maustin@ryland.com
Darrell Fries	Westfield Homes	704-622-2621	dfries@stanpac.com
Elliot Mann	Westfield Homes	704-622-5789	emann@stanpac.com
Daniel M. Hawkins	B.T. White Co.	704-545-6188	danielhawkins@mac.com
Bryan Bennight- ABSENT	New Moon Builders	704-347-8110	newmoonbuilder@bellsouth.net
Fred Vandercook - ABSENT	K B Homes, Inc.	704-363-3929	fvandercook@kbhome.com
Steve Augustine	Simonini Builders	704-309-6344	saugustine@simonini.com
James N. Bartl	Code Enforcement	704-336-3827	bartljn@co.mecklenburg.nc.us
Gene Morton- ABSENT	Code Enforcement	704-336-3503	mortolg@co.mecklenburg.nc.us
Jeff Griffin	Code Enforcement	704-432-2383	griffjt@co.mecklenburg.nc.us
Geri Walton	Code Enforcement	704-432-1093	waltogb@co.mecklenburg.nc.us

1. How does rankings from meeting #2 look?

Jim Bartl suggested that the group focus on the top 10 items. Jeff Griffin pointed out that several of the categories had the same rating of 2.40. Mr. Bartl asked if there were any surprises to the rankings. Daniel Hawkins stated that he rated his categories “backwards”. The results were recalculated.

2. Reports

- a. Can they be setup to “auto deliver”?
- b. It appears that companies are missing reports on the mobile highway that they used to have.
- c. Daniel Hawkins stated that sending out reports lays the foundations for accountability.
- d. Elliot Mann added that it would help to revisit how reports are designed to best support understanding the problem.
- e. Daniel Hawkins stated that all reports should have be on 8.5 x 11 paper, with an Executive Summary and the following basic information:
 - (1) Top 5 mistakes
 - (2) Rank in percentages
 - (3) Where to go to find additional information
 - (4) Need to go through exercise to develop this; similar to DCFG.

3. Why are “mandatory PINs” important?

- a. Someone in company is responsible
- b. So it’s same thing as account representative
- c. Whoever has PIN can see all of the data
- d. Daniel Hawkins: If the Department has some kind of severe consequences for failure rates, then the Department has the responsibility to let those affected know that this is coming up.

4. Reviewed revised numbers.

- a. Some items can be combined like:
 - Account Representative and mandatory PIN
 - Understanding tools available and keep rates in from
 - Make re-inspections low priority and make time delays hurt

- b. “How Department disseminates code requirements” actually means
 - Push information out to cover, rather than posting on site
 - Be sure it’s going to the right person **
 - May vary with topic or item** (administration)

- c. What if items 11-15 were thrown overboard?
 - Elliot Mann stated that “training” does not appear. Department training should be moved to top 5.
 - Jim Bartl suggested that the availability of code reference materials and use of code reference W/02 be considered as “long term” items.
 - It was agreed that there was a need to return to quarterly reports, even in the electronic format.
 - Jim Bartl added that the Department will always have two reporting basis:
 - Cover by run on specific situation
 - Quarterly
 - Consider third party or low failure rate as an options

5. Summary of Priorities:

High Priority Topics

- Account representative for each company/PIN numbers mandatory
- Meet inspector onsite
- Publicize inspector itinerary
- Better communications to all builders
- Understand all tools available to manage failure rates; keep failure rate issue in front/reports
- Inspector time range for site visit
- Deck brochure applied to top 5 failure rates
- Make re-inspection low priority/time delays hurt
- Department training on Top 5

Low hanging fruit

- Terrible failure rate requires third party inspections

Long Term

- Availability of Code Reference Materials
- Use of Code References W/02

6. Next Meeting.

- a. The next CCTF Meeting will be held on Tuesday, July 12, 2005 at 3:00 p.m. in the Woods Conference Room of the Hal Marshall Service Center.

- b. Agenda:
 - Last look at new priority list
 - What does failure rate data mean? (Any new topics from data?)
 - Strategy – Now what do we do? (Brainstorm examples)
 - How does training support strategy?

- c. The Code Compliance Task Force added July 26, 2005 at 3:00 pm. as the final meeting date.

CODE COMPLIANCE TASK FORCE
Minutes of the July 12, 2005

Jim Bartl opened the Code Compliance Task Force meeting at **3:15 p.m. Tuesday, July 12, 2005** in the Hoffman Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

Participant List

NAME	COMPANY	PHONE NUMBER	EMAIL
Phil Hughes	Simonini Builders	704-358-9940	phil@simonini.com
Bob McKee	Ryan Homes	704-400-9184	bmckee@nvrinc.com
Wayne Carter	Mulvaney Homes, Inc.	704-309-3102	w.carter@mulvaneyhomesinc.com
Hans Kasak	Ryland Homes	704-363-3885	hkasak@ryland.com
Harold Ingram- ABSENT	Ryland Homes	704-363-2879	hingram@ryland.com
Marc Austin- ABSENT	Ryland Homes	704-363-3905	maustin@ryland.com
Darrell Fries- ABSENT	Westfield Homes	704-622-2621	dfries@stanpac.com
Elliot Mann	Westfield Homes	704-622-5789	emann@stanpac.com
Daniel M. Hawkins	B.T. White Co.	704-545-6188	danielhawkins@mac.com
Bryan Bennight	New Moon Builders	704-347-8110	newmoonbuilder@bellsouth.net
Fred Vandercook - ABSENT	K B Home, Inc.	704-363-3929	fvandercook@kbhome.com
Steve Augustine	Simonini Builders	704-309-6344	saugustine@simonini.com
Britt Thomas		704-507-9664	
Drew Goan		704-363-0262	agaon@carolina.rr.com
Scott McCracken	Ryan Homes		smccracken@nvrinc.com
George Rogers	Code Enforcement	704-634-0287	rogergm@co.mecklenburg.nc.us
John Faulker	Code Enforcement	704-634-1422	faulkj@co.mecklenburg.nc.us
James N. Bartl	Code Enforcement	704-336-3827	bartljn@co.mecklenburg.nc.us
Gene Morton	Code Enforcement	704-336-3503	mortolg@co.mecklenburg.nc.us
Jeff Griffin	Code Enforcement	704-432-2383	griffjt@co.mecklenburg.nc.us
Geri Walton- ABSENT	Code Enforcement	704-432-1093	waltogb@co.mecklenburg.nc.us

1. Comments on Priority List

- Department training on Top 5 is training for industry
- On re-inspection low schedule priority
 - This is aimed at major abusers
 - Need to determine:
 - What's an abusive rate?
 - How do you get placed or removed from list?
 - Does it apply to all inspections or some?
 - How does it measure with requirements for third party?

2. Failure Rate Data

2.1 Reviewed 5 Year Data: What does it mean?

- FY 01/02/03 All at plateau averages 25.5%
- FY 04 Up to 26% (up 2%)
- FY 05 Up to 27.17% (up 6.5%)
- Problems appear to be: Bldg. 61% increase, Elec. 305% increase, Mech. 26.5 %, Plbg. 168%

2.2 Reviewed Quarterly Code Compliance Reports 1/1/05 – 03/31/05

- Discussed benefit of residential handbook (See attached)
 - How is this distributed:
 - At residential counters
 - Jim Bartl requested that industry inform Jeff Griffin is there is a need for more copies
 - Industry thinks this is very effective
 - Internet works for managers, but need a book for contractors in the field
 - Discussed applicability of accessibility; NA

2.2 Reviewed Quarterly Code Compliance Reports 1/1/05 – 03/31/05 cont...

- Strategy on this is:
 - Industry takes copy and uses 2-3 months (compared to quarterly data)
 - Builders Council gives us red line of “need this”
 - After 8/8 the Department will begin work on next edition
- Discussed role of failure for “Soil Compaction Test”
 - Summarize role of 108 in overall data over last few years
 - GM: Always talked about this, so has not been a sudden increase
- Discussed other defects
- No other changes from data on priorities

3. Strategy

- Are stickers/computer notes legible?
- EXERCISE:

What Are Key Strategies to Address Priorities or What To Do Next?

- Figure out how to achieve “meet inspector on site”
 - Clear understanding of inspection requirement
- Positive connection between inspection and person on site
- Way to print out comments & leave on site
- Useful Reports:
 - Design effort (How do you get it?)
 - What information do they need?
 - What should it look like?
- Ease of access; know what you need to do
- Balance time demand with code compliance
- Code compliance on the atypical; oversight
 - Fresh set of eyes
- Hammer for compliance with indifferent players
- ID Key Contact Person
 - Elevate awareness of problems

4. Next Meeting July 26, 2005 @ 3:00 p.m. – Agenda (Cornelius Conference Room)

- Confirm Strategy
- How Does Training Plug In?
- What do we take to BDC?

5. Discussed August 9, 2005 Meeting @ 3:00 p.m. (Woods Conference Room)

CODE COMPLIANCE TASK FORCE
Minutes of the July 26, 2005

Jim Bartl opened the Code Compliance Task Force meeting at **3:10 p.m. Tuesday, July 26, 2005** in the Hoffman Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

Participant List

NAME	COMPANY	PHONE NUMBER	EMAIL
Phil Hughes- ABSENT	Simonini Builders	704-358-9940	phil@simonini.com
Bob McKee	Ryan Homes	704-400-9184	bmckee@nvrinc.com
Wayne Carter	Mulvaney Homes, Inc.	704-309-3102	w.carter@mulvaneyhomesinc.com
Hans Kasak	Ryland Homes	704-363-3885	hkasak@ryland.com
Harold Ingram- ABSENT	Ryland Homes	704-363-2879	hingram@ryland.com
Marc Austin- ABSENT	Ryland Homes	704-363-3905	maustin@ryland.com
Darrell Fries- ABSENT	Westfield Homes	704-622-2621	dfries@stanpac.com
Elliot Mann - ABSENT	Westfield Homes	704-622-5789	emann@stanpac.com
Daniel M. Hawkins	B.T. White Co.	704-545-6188	danielhawkins@mac.com
Bryan Bennight	New Moon Builders	704-347-8110	newmoonbuilder@bellsouth.net
Fred Vandercook	K B Home, Inc.	704-363-3929	fvandercook@kbhome.com
Steve Augustine - ABSENT	Simonini Builders	704-309-6344	saugustine@simonini.com
Britt Thomas- ABSENT		704-507-9664	
Drew Goan	Simpson Electric	704-363-0262	agaon@carolina.rr.com
Scott McCracken- ABSENT	Ryan Homes		smccracken@nvrinc.com
George Rogers- ABSENT	Code Enforcement	704-634-0287	rogergm@co.mecklenburg.nc.us
John Faulker	Code Enforcement	704-634-1422	faulkj@co.mecklenburg.nc.us
James N. Bartl	Code Enforcement	704-336-3827	bartljn@co.mecklenburg.nc.us
Gene Morton	Code Enforcement	704-336-3503	mortolg@co.mecklenburg.nc.us
Jeff Griffin- ABSENT	Code Enforcement	704-432-2383	griffjt@co.mecklenburg.nc.us
Geri Walton	Code Enforcement	704-432-1093	waltogb@co.mecklenburg.nc.us
Steve Kellen	Code Enforcement	704-634-1400	kellesh@co.mecklenburg.nc.us
Tim Taylor	Code Enforcement	704-336-3835	taylotd@co.mecklenburg.nc.us

Guest: Fred Elise and Rob Drennan – Code Enforcement Information and Technology

1. Information and Technology Reports

Rob Drennan discussed the possible design of IT reports that could be available to the industry via the website. He discussed what is currently available and provided an example of a prototype for consideration. The members present agreed that the information could be useful however it must be easily and readily accessible. Fred Elise stated that the current program (Business Objects) is very difficult to use and the data extracted is not always accurate and that this new project was an attempt to develop a more user friendly application. There was discussion as to whether the information should be restricted by PIN and it was decided that this was not necessary. Jim Bartl expressed concern regarding the Department developing something that would not be widely used by the industry. It was agreed that the IT staff would continue to develop the prototype for consideration at the August 9, 2005 CCTF meeting.

2. Key Strategy Points

Jim Bartl listed the following key strategy points in an attempt to organize the data for reporting to the BDC:

- A. Positive connection on what's wrong
 - Meet inspector on site
 - Clear understanding of inspection requirements
 - Way to print out comments and leave on site
- B. Useful Reports
 - What's needed
 - What does it look like

2. Key Strategy Points cont...

- C. Industry needs to:
 - Balance time demand with code compliance
 - Oversight on atypical
 - Fresh set of eyes on pre-inspection
- D. Tools for problem customers
 - Hammer for the indifferent
- E. Firm Responsible Party
 - ID key person
 - Elevate awareness of problem

Gene Morton suggested that the members discuss the points. He expressed concern with regard to getting the “attention” of the individuals that are negatively impacting the failure rates. Jim Bartl presented a different way of analyzing the problem by using the following action items:

ANOTHER SET OF TARGETS

- Account Representative/Designee for each company
- Automatic Notification that inspector is traveling to job site
- More useable reports
- Hammer
 - Re-inspection to low priority for higher failure rates
 - Third Party Required
- Better Information On-Site
 - Failure Print Out
 - Code Reference Material Available
- Training/Brochures on worst problems
 - Soils
 - Fire stops
 - Finalizing a job

The members continued to discuss the need to meet the inspector on site and it was determined that this would be necessary about 10% of the time. However, there was interest in somehow having the inspector’s electronic itinerary to denote which site that they would be traveling to next. Jim Bartl added that the group needed to determine what concept would be presented to the BDC regarding how the increased failure rates will be addressed.

The members also discussed replacing permit fees with inspections by the hour. Jim Bartl agreed to discuss the idea of charging for ALL inspections by the hour with the County Attorney. He also agreed to get feedback on the possibility of only applying this practice to those with failure rates above a certain percentage.

3. Next Meeting: August 9, 2005 at 3:00 p.m. (Woods Conference Room)

Jim Bartl announced the following agenda:

- Mock up of the IT Report
- Focus on the Hammer
- Draft letter to the BDC

CODE COMPLIANCE TASK FORCE
Minutes of the August 9, 2005

Jim Bartl opened the Code Compliance Task Force meeting at **3:10 p.m. Tuesday, August 9, 2005** in the Hoffman Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

Participant List

NAME	COMPANY	PHONE NUMBER	EMAIL
Phil Hughes- ABSENT	Simonini Builders	704-358-9940	phil@simonini.com
Bob McKee	Ryan Homes	704-400-9184	bmckee@nvrinc.com
Wayne Carter- ABSENT	Mulvaney Homes, Inc.	704-309-3102	wayne@evghomes.com
Hans Kasak	Ryland Homes	704-363-3885	hkasak@ryland.com
Harold Ingram- ABSENT	Ryland Homes	704-363-2879	hingram@ryland.com
Marc Austin	Ryland Homes	704-363-3905	maustin@ryland.com
Darrell Fries- ABSENT	Westfield Homes	704-622-2621	dfries@stanpac.com
Elliot Mann - ABSENT	Westfield Homes	704-622-5789	emann@stanpac.com
Daniel M. Hawkins- ABSENT	B.T. White Co.	704-545-6188	danielhawkins@mac.com
Bryan Bennight	New Moon Builders	704-347-8110	newmoonbuilder@bellsouth.net
Fred Vandercook - ABSENT	K B Home, Inc.	704-363-3929	fvandercook@kbhome.com
Steve Augustine - ABSENT	Simonini Builders	704-309-6344	saugustine@simonini.com
Britt Thomas- ABSENT		704-507-9664	
Drew Goan- ABSENT	Simpson Electric	704-363-0262	agaon@carolina.rr.com
Scott McCracken- ABSENT	Ryan Homes	704-708-4991	smccracken@nvrinc.com
Doug Tino	Douglas E. Tino, Inc.	704-948-7230	doug@detino.com
George Rogers	Code Enforcement	704-634-0287	rogergm@co.mecklenburg.nc.us
John Faulker	Code Enforcement	704-634-1422	faulkj@co.mecklenburg.nc.us
James N. Bartl	Code Enforcement	704-336-3827	bartljn@co.mecklenburg.nc.us
Gene Morton	Code Enforcement	704-336-3503	mortolg@co.mecklenburg.nc.us
Jeff Griffin	Code Enforcement	704-432-2383	griffjt@co.mecklenburg.nc.us
Geri Walton	Code Enforcement	704-432-1093	waltogb@co.mecklenburg.nc.us
Steve Kellen	Code Enforcement	704-634-1400	kellesh@co.mecklenburg.nc.us
Tim Taylor	Code Enforcement	704-336-3835	taylotd@co.mecklenburg.nc.us

Guest: Fred Elise and Rob Drennan – Code Enforcement Information and Technology

1. Information and Technology Reports

- Reviewed mock-up; either contractor specific or generic.
- Members accepted reports via consensus however they asked that they be available quarterly and listed from best to worst.
- Currently approximately 100 contractors use the PIN.
- The reports could be made available monthly.

2. County Attorney Report

Jim Bartl reported on his contact with the County Attorney. He stated that the use of “hammers” is legal however the Department must be careful to apply them evenly across the board.

3. Review of Draft Final Report to the BDC

Jim Bartl presented a “draft” report for review. Several suggestions were made and accepted. There was discussion regarding how the Department handles inspectors who have unusually high failure rates. Mr. Bartl spoke about how the reports are used and Gene Morton explained how this issue is approached during coaching sessions.

Mr. Morton expressed how the information regarding best to worst could be effectively communicated. He also expressed concern about the lack of input from the mechanical/plumbing industry. Mr. Bartl suggested that Daniel Hawkins speak to this concern during the August 16, 2005 BDC meeting.

4. Closing

There was discussion regarding the schedule to reconvene to address the action steps contained in the final report. Mr. Bartl suggested the following:

- 1) Await the BDC's reaction to Section 3 of the report;
- 2) Layout a detailed implementation plan; and
- 3) Schedule meetings with the industry to review the plan and have them to provide input.