

BUILDING INSPECTOR III (Senior)

DEFINITION

Under direction provide work direction, coordination, supervision, and scheduling for Building Division; receive, review and check plans; conduct inspections of residential, commercial or industrial building structures and installations in various stages of construction, alteration and repair; determine that construction, alterations and repairs are in conformance with County building codes and ordinances; enforce building, plumbing and electrical ordinances and codes; answer questions regarding code enforcement and structural requirements for the public, architects, contractors and engineers; and do related work as required.

DISTINGUISHING CHARACTERISTICS

This is the lead and working supervisory level in the Building Inspector class series. Incumbents provide lead supervision, coordination and scheduling for other building staff. In addition they perform the full range of building inspection and code enforcement duties as well as plan review and checking. They are expected to have substantial knowledge of the International Building, Plumbing and Mechanical codes, the National Electrical Code and Title 25 requirements for mobile-home construction. Incumbents must have and maintain certification from the International Code Council (ICC) in building inspection and plan checking. Additional certifications from ICC are encouraged.

REPORTS TO

Community Development director, building official, or designee.

CLASSIFICATIONS DIRECTLY SUPERVISED

Provides lead direction to other building inspection staff.

EXAMPLES OF DUTIES

Duties may include but are not limited to the following: Provides lead direction, work coordination and scheduling for building inspectors; receives, reviews and checks building plans; makes field inspections of residential, commercial or industrial structures in varying stages of construction, alteration or repair; interprets applicable codes, ordinances and regulations for builders and homeowners and ensures compliance; checks the quality of materials and methods of construction for electrical, plumbing, mechanical, framework, concrete, masonry work, lathing, plastering, tile work and roofing; inspects completed work, giving approval to acceptable structures and installations; performs basic engineering calculations in checking residential plans for structural, electrical, mechanical and energy compliance; ensures proper and safe installation of routine and complex building systems and equipment; performs inspections and reviews plans for special factors such as structural elements, and fire or earthquake damage assessment; participates in inspection activities for other County departments; makes field reviews of plans and specifications, writes correction notices for plans and works with contractors to follow up on plan changes; investigates violations of building and land use laws; inspects existing buildings to determine health or safety hazards, structural failures, or the need for maintenance and repair; inspects commercial structures; inspects mobile-home installations; issues building permits; gives advice to contractors and individuals in construction procedures and practices; performs the most complex and specialized inspections; performs special projects as assigned; inspect construction and repair of County buildings and structures; maintain confidentiality; and other duties as assigned.

TYPICAL PHYSICAL REQUIREMENTS

Sit for extended periods; frequently stand and walk; normal manual dexterity and eye-hand coordination; ability to climb, stoop, crouch and kneel; crawl through various areas requiring moving on hands and knees; walk on sloped ground and uneven surfaces; lift and move objects weighing up to 50 pounds; corrected hearing and vision to normal range; verbal communication; use of office equipment including computers, telephones, calculators, copiers and FAX.

TYPICAL WORKING CONDITIONS

Work is performed in office, outdoor and driving environments; work is performed in varying temperatures; exposure to dust, chemicals and gases; exposure to hazards such as moving machinery parts, electrical current; and frequent contact with staff and the public.

DESIRABLE QUALIFICATIONS

Knowledge of:

- Practices, tools, equipment and materials used in the general construction trades;
- Accepted safety standards and methods of building construction;
- Qualities of various construction materials;
- Building and related codes and ordinances enforceable by the County;
- Uniform Building, Plumbing, Mechanical and Electrical codes
- Principles of mathematics related to the building trades;
- Federal, state, county and local codes and ordinances relating to construction and structural requirements;
- Computer knowledge and skills, including permit software;
- Blueprint and plan reading;
- Principles and techniques of lead direction, management and supervision;
- Inspection methods and techniques;
- State Housing Act of California; and
- General knowledge of County land use and land use ordinances.

Ability and willingness to:

- Provide lead direction, work coordination and scheduling for building inspection staff;
- Apply inspection methods and techniques;
- Apply building and related codes and ordinances enforced by the County;
- Perform building inspections, enforce regulations, and examine workmanship and materials;
- Detect deviations from laws, regulations and standard construction practices;
- Precisely read and interpret building plans, specifications and building codes;
- Make mathematical calculations quickly and accurately;
- Apply technical knowledge of building trades work;
- Communicate effectively both verbally and in writing;
- Provide advice on standard construction methods and requirements;
- Enforce regulations with firmness and tact;
- Prepare clear and concise written reports;
- Deal tactfully and courteously with the public;
- Establish and maintain cooperative working relationships;
- Make interpretations and decisions in a prompt and accurate manner;
- Use computers and permit software; and
- Maintain confidentiality.

Training and Experience:

Any combination of training and experience that would provide the required knowledge and abilities is qualifying. A typical way to obtain the required knowledge and abilities might be:

- Four (4) years of increasingly responsible work experience with a government agency in performing inspections of residential, commercial and industrial construction comparable to a Building Inspector II;
- Six (6) years of journey level experience in construction work and the buildings trades performing a wide variety of building work in conformance with standard building, electrical and plumbing codes;
- An AA degree in Construction Technology or related field is highly desirable.

Special Requirements:

- Possess a driver's license valid in California

- Possess and maintain certifications by the International Conference of Building Officials (ICBO) in building inspection and plan checking. Additional certifications are encouraged.

This job specification should not be construed to imply that these requirements are the exclusive standards of the position. Not all duties are necessarily performed by each incumbent. Additionally, incumbents will be required to follow instructions and to perform other job-related duties as may be required.

Revised 05/17