

## **BUILDING INSPECTOR**

### DEFINITION

To perform a variety of commercial, industrial and residential building inspection duties at various stages of construction, alteration and repair.

### DISTINGUISHING CHARACTERISTICS

This is a journey-level classification in the Building Inspector series. Incumbents perform a full range of industrial, commercial and residential building inspections. It differs from that of Senior Building Inspector in that the Senior is responsible for the performance of the most complex residential and commercial inspections, reviews plans and may provide lead supervision over lower-level inspectors.

### SUPERVISION RECEIVED AND EXERCISED

Receives general supervision from the Building Maintenance and Inspection Director, and may receive lead supervision from the Senior Building Inspector.

### EXAMPLES OF DUTIES -- Duties may include, but are not limited to, the following:

Inspects industrial, commercial and residential buildings during various stages of construction and remodeling to ensure compliance with applicable codes and regulations of County, state and federal agencies.

Conducts joint inspections with other County departments.

Performs zoning inspections.

Confers with architects, contractors, builders and the general public in the field and office; explains and interprets requirements and restrictions.

Inspects foundation, concrete, steel, masonry and wood construction; framing, plastering, plumbing, heating and electrical installations, and a large variety of other building system elements.

Examines grade, quality and treatment of lumber, concrete, lath, wire and composition; checks stud, joist, rafter spacing and other structural member factors.

Initiates and monitors violation procedures and evictions process during abatement of dangerous buildings.

Verifies adherence to zoning and general land use regulations, and performs code enforcement inspection work as assigned.

Maintains detailed records and prepares required reports.

Performs general office/administrative work as necessary, including typing reports and correspondence, copying and filing documents, retrieving files, answering the telephone, etc.

Performs related work as assigned.

QUALIFICATIONS:

Knowledge of:

Pertinent federal, state and local laws, codes and regulations.

Principles and techniques of building inspection work.

Principles of structural design and engineering mathematics.

Safety standards and methods of building construction for commercial, industrial and residential buildings.

Research methods and sources of information related to building code enforcement.

Principles and practices of record-keeping.

Ability to:

Understand, interpret and apply pertinent laws, codes and regulations.

Apply codes and policies regarding zoning, environmental matters and other regulations to field situations.

Apply technical knowledge and follow proper inspection techniques to examine workmanship and materials, and detect deviations from plans, regulations and standard construction practices.

Read and interpret building plans, blueprints, specifications and building codes.

Advise on standard construction methods and requirements for residential, commercial and industrial buildings.

Make mathematical calculations rapidly and accurately.

Work independently in the absence of supervision.

Understand and carry out written and oral instructions.

Establish and maintain cooperative working relationships with those contacted in the course of work.

Communicate clearly and concisely, both orally and in writing.

Prepare and maintain accurate work records and reports.

EXPERIENCE AND TRAINING GUIDELINES

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

Experience:

Two years of responsible building inspection experience.

Training:

High school diploma or GED equivalent.

LICENSE OR CERTIFICATE:

Possession of, or ability to obtain, an appropriate, valid California driver's license.

Possession of a current ICBO certificate relevant to building inspection at the time of hire, and possession of, or ability to obtain within one year of the date of hire, an ICBO combination certificate.

Classification Code:	3721215
Bargaining Unit:	40
FLSA Status:	Y
Workers' Compensation Code:	9410
Pay Table:	CNTY
Range:	Refer to current "Class Range Sort List"