

SENIOR BUILDING INSPECTOR

DEFINITION

To perform a variety of commercial, industrial, and complex residential building inspection duties at various stages of construction, alteration, and repair; to conduct plan reviews; and to provide technical assistance to the Building Maintenance and Inspection Director.

DISTINGUISHING CHARACTERISTICS

This is an advanced journey level / lead classification in the building Inspector class series. It differs from that of Building Inspector by the assignment of complex commercial and residential building inspections, plan reviews, and lead supervision responsibilities. Incumbents perform a full range of inspection duties in the construction areas of foundation, framing, electrical, plumbing, heating, cooling, and gas.

SUPERVISION RECEIVED AND EXERCISED

Receives direction from the Building Maintenance and Inspection Director; may provide lead supervision over lower-level staff.

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

Inspects industrial, commercial, and complex residential buildings during various stages of construction and remodeling to ensure compliance with applicable codes and regulations of County, state, and federal agencies; issues permits for work to be performed.

Reviews and approves applications and plans submitted for building permits; ensures conformance to applicable electrical, mechanical, plumbing, and other specialty codes and regulations of County, state, and federal agencies; issues permits for work to be performed.

Coordinates inspection activities with other County departments and divisions; 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.

Senior Building Inspector
Rev.- 01/01/06
Rev.- 01/01/07
Rev.- 07/01/07
Rev.- 01/01/08

M.O. #8-1/04/06
M.O. #19b-1/4/07
M.O. #19b-1/4/07
M.O. #19b-1/4/07

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.

Participates on a variety of boards and commissions; attends and participates in professional groups and committees.

Maintains detailed records and prepares required reports.

May provide lead supervision to lower-level staff.

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.

EMPLOYMENT STANDARDS:

Any combination of education and experience sufficient to directly demonstrate possession and application of the following:

Knowledge of:

Building tools and materials.

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

County zoning ordinance and County health code.

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.

Leadership / supervisory methods and procedures.

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.

Provide effective leadership to lower-level staff.

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:

Five 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.

Must possess current, valid ICC building certification.

PHYSICAL DEMANDS AND WORK ENVIRONMENT

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to talk or hear. The employee is occasionally required to stand; walk; sit; use hands to finger, handle, or feel; reach with hands and arms; climb or balance; and stoop, kneel, crouch, or crawl. The employee must frequently lift and/or move up to 10 pounds and occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus.

Some additional physical demands are; to be able to walk on 1 1/2" joist and narrow beams, walk on roofs, climb scaffolds and ladders, crawl in confined areas 12' high, crawl in attics in the summer, and drive up to 100 – 200 miles per day.

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly exposed to outside weather conditions. The employee is frequently exposed to fumes or airborne particles. The employee is occasionally exposed to moving mechanical parts; high, precarious places; toxic or caustic chemicals; and risk of electrical shock. The noise level in the work environment is usually loud.

The employee will often interact with public who are under extreme stress, and law enforcement officers.

Classification Code:	3731516
Bargaining Unit:	40
FLSA Status:	Y
Workers' Compensation Code:	9410
Pay Table:	CNTY
Range:	360