

BUILDING INSPECTOR II

DEFINITION

Under general direction, to conduct inspections of residential, commercial, or industrial building structures and installations in various states of alteration, construction, and repair; to determine that construction, alterations, and repairs are in compliance with County and Adopted Building Codes and ordinances; to enforce codes and ordinances; to answer questions regarding building code and structural requirements for the public, architects, contractors, and engineers; to process permits; and to do related work as required.

DISTINGUISHING CHARACTERISTICS

This is the mid-journey level in the Building Inspector class series. Incumbents perform a more advanced range of building inspection and code enforcement duties in residential, commercial, and mobile home areas. They are required to possess knowledge of the Adopted Building Code, Plumbing and Mechanical Codes, the National Electrical Code, and Title 25 requirements for mobile home construction. This class is distinguished from Building Inspector I by the fact that incumbents are expected to have greater knowledge of the requisite codes and be completely familiar with County code enforcement procedures and policies.

REPORTS TO

Deputy Building Official, Community Development Branch Office Manager, and Community Development Director.

CLASSIFICATIONS SUPERVISED

This is not a supervisory classification.

EXAMPLES OF IMPORTANT AND ESSENTIAL DUTIES *(The following is used as a partial description and is not restrictive as to duties required.)*

Conducts field inspections of residential, commercial, or industrial structures in varying states of construction, alteration, or repair; interprets applicable codes and ordinances for builders and home owners, ensuring compliance; checks the quality of materials and methods of construction for electrical, plumbing, mechanical, framework, concrete, masonry work, lathing, plastering, tile work, roofing, etc.; inspects completed work, giving final approval; writes correction notices and follows-up to ensure required changes; may make building inspections to ensure compliance with zoning laws and health and safety standards; may make inspections to determine causes of structural failures; inspects mobile home installations; issues building permits; performs plan checking and reviews for proper construction standards and notes necessary changes or modifications to plans; provides advice on construction procedures and practices; may inspect County buildings and structures; may review grading applications, plans and specifications for code compliance; may conduct grading inspections; initiates enforcement actions; makes grading inspections and evaluates grading construction and erosion control methods and practices, quality of materials, applicable building codes, ordinances, regulations to approve plans; may issue permits for work to be performed.

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TYPICAL PHYSICAL REQUIREMENTS

Sit for extended periods; frequently stand and walk; ability to walk in uneven terrain and on slippery surfaces; normal manual dexterity and eye-hand coordination; ability to climb, stoop, crouch, and kneel; lift and move objects weighing up to 50 lbs.; corrected hearing and vision to normal range; verbal communication; use of office equipment, including computer, telephone, calculator, copiers, and FAX; operate an automobile.

TYPICAL WORKING CONDITIONS

Work is performed in office, outdoor, and driving environments; some assignments performed alone in remote locations; work is performed in varying temperatures; exposure to dust, chemicals, and gases; exposure to electrical currents; continuous 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.
- Principles of mathematics related to the building trades.
- Inspection methods and procedures.
- County code enforcement policies.
- Uniform Building, Plumbing, Mechanical and Electrical codes.
- Federal, state, county and local codes and ordinances relating to construction and structural requirements.
- Computer knowledge and skills,
- Blueprint and plan reading.

Ability to:

- Perform a variety of building inspections, examining workmanship and materials, and enforcing requisite codes and ordinances.
- Use and apply a wide scope of inspection methods and techniques.
- Detect deviations from laws, regulations, and standard construction practices.
- Read, interpret, and explain building plans, specifications, and codes.
- Perform plan checks and reviews for building projects.
- Apply technical knowledge of building trades work.
- Make mathematical calculations quickly and accurately.
- Communicate effectively both orally and in writing.
- Provide advice on standard construction methods and practices.
- Enforce regulations with firmness and tact.
- Prepare clear and concise reports.
- Represent the County Building Inspection functions in a courteous and professional manner.
- Regularly work well under pressure, meeting multiple and sometimes conflicting deadlines.
- Constantly demonstrate cooperative behavior with colleagues, supervisors, and customers/clients.
- Deal tactfully and courteously with the public.
- Establish and maintain cooperative working relationships.
- Use computers and perform permit technician/permit processing duties as needed.

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DESIRABLE QUALIFICATIONS (continued)

Training and Experience:

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

One (1) year of building inspection experience comparable to that of a Building Inspector I with Lake County.

Or

Three (3) years of journey level experience in construction work and the building trades, performing a wide variety of building alteration and construction work.

Special Requirements:

Possession of an appropriate valid Driver's License.

Possession of ICC Certification as a Building Inspector.

Possession of, or ability to obtain, ICC Certification as a Plans Examiner.

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