

BUILDING INSPECTOR III

DEFINITION

Under general direction, to perform complex, professional office and field work involved in the inspection of residential, commercial or industrial building structures and installations in various states of construction, alteration, and repair; to determine that construction, alterations, and repairs are in conformance with State and County Building Codes and ordinances; to enforce building, plumbing, and electrical ordinances and codes; to receive, review, and check commercial and/or residential plans; to assist in the development and implementation of departmental policies and procedures related to building inspection and code enforcement activities; to answer questions regarding code enforcement and structural requirements for the public, architects, contractors, and engineers; and to do related work as required.

DISTINGUISHING CHARACTERISTICS

This is the technical specialist level of classification in the building inspection series.. Incumbents provide some lead supervision, coordination, and scheduling for other building inspection staff. In addition they perform the full range of building inspection and code enforcement duties, as well as plan review and checking.

REPORTS TO

Building Inspector Supervisor and Chief Building Inspector.

CLASSIFICATIONS DIRECTLY SUPERVISED

Provides lead direction to other building inspection staff relative to specific department functions or projects.

EXAMPLES OF DUTIES

Conducts field inspections of residential, commercial, or industrial structures in varying states of construction, alteration, or repair; may serve as the primary resource person for specific functions of the department, such as the review of commercial building and construction plans; receives, reviews, and checks building plans; provides technical guidance and direction to Building Inspectors regarding code enforcement procedures, policies, requirements and interpretations; may assign, direct, monitor and oversee the work of Building Inspectors; interprets applicable codes, ordinances, and regulations for builders and homeowners and insures 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

BUILDING INSPECTOR III - 2

work, giving approval to acceptable structures and installations; writes correction notices for plans and works with contractors to follow-up on plan changes; investigates violations of building and zoning laws; inspects existing buildings to determine health or safety hazards, structural failures, or the need for maintenance and repair; inspects commercial structures; inspects manufactured homes; issues building permits; gives advice to contractors and individuals on construction procedures and practices; performs the most complex and specialized inspections; performs special projects as assigned; assists in the development, implementation and evaluation of departmental policies and procedures related to building inspection, code enforcement, plan checking and related activities; may inspect construction and repair of County buildings and structures.

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 object weighing up to 25 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; 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.
- Uniform Building, Plumbing and Electrical Codes.
- State Housing Act of California.
- General knowledge of County Zoning and Land Use Ordinances.
- Inspection methods and techniques.
- Plan checking and review.
- Principles of mathematics related to the building trades.
- Principles of work coordination and scheduling.

BUILDING INSPECTOR III - 3

Ability to:

- Provide direction, work coordination, and scheduling for building inspection staff.
- Perform plan checking and review assignments.
- Perform building inspections, enforce codes and ordinances, and examine workmanship and materials.
- Apply a variety of inspection methods and techniques.
- Detect deviations from laws, regulations and standard construction practices.
- Read, interpret and explain building plans, specifications and building codes.
- Make arithmetical calculations quickly and accurately.
- Apply technical knowledge of building trades work.
- Communicate effectively both orally and in writing.
- Provide advice on standard construction methods and requirements.
- Enforce regulations with firmness and tact.
- Prepare clear and concise written reports
- Develop and implement policies and procedures.
- Deal tactfully and courteously with the public.
- Establish and maintain cooperative working relationships.

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:

A high school diploma or GED equivalent, preferably supplemented by the completion of some training in the areas of building inspection, plan review or closely related field. An Associates degree in Building Inspection Technology or related field.

Three (3) years of building inspection experience comparable to a Building Inspector II with any jurisdiction with experience in commercial projects preferred.

Special Requirements: Possession of a valid California Driver's license issued by the California Department of Motor Vehicles. Must obtain ICBO Combination Certificate within one (1) year. Must have ICC commercial/residential combination certificate.