

COUNTY OF SOLANO
BUILDING INSPECTOR II

Est. 09/05

DEFINITION

Inspects buildings and construction properties and reviews plans to ensure compliance with the County's adopted construction, plumbing, electrical, mechanical, zoning codes, and other applicable laws and codes; reads specifications, blueprints and construction drawings; interprets building codes, laws, rules and ordinances; prepares inspection reports and records.

CLASS CHARACTERISTICS

This is the journey level class within the Building Inspector series. Employees within this class perform the full range of professional building inspection duties, as assigned. The Building Inspector performs inspections and ensures compliance with applicable codes, structural safety and zoning regulations, requirements, laws and ordinances in residential, industrial, commercial, or public buildings. Incumbents are expected to be skilled in one trade such as carpentry, plumbing or electrical and have some knowledge in other trades. Incumbent regularly exercises independent technical judgment and discretion based on familiarity with various construction and repair problems. This class is distinguished from the Building Inspector Senior in that the latter acts as the lead or advanced journey level with responsibility for training, assigning and coordinating the work of Building Inspectors, Permit Technicians, and Code Compliance Officers and conducting the more complex or highly visible building inspections.

SUPERVISION RECEIVED AND EXERCISED

Receives direct supervision from the Building Official and technical and functional guidance from the Building Inspector (Senior).

May provide technical assistance to technical and newly hired staff.

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

Inspects building construction and repair sites and activities at all stages to ensure compliance with building, plumbing, electrical, mechanical, and local zoning codes; checks foundations, construction and building materials and other areas for deficiencies; writes correction notices for deficient items.

Reads and reviews blueprints, construction drawings, and specifications to gather information and standards prior to conducting inspections; interprets code requirements and ensures compliance during inspection.

Enforces codes by giving instructions and warnings and/or recommending stop work orders or citations.

Issues construction and repair permits; assists builders, contractors and homebuilders by explaining code requirements; answers questions and inquiries received at the information counter; and assists with other duties as assigned.

Examines specific operating systems and construction trade work throughout the construction phase; examines electrical wiring and electrical systems; inspects plumbing installations for code compliance; inspects heating systems to ensure proper installation and safe operation; inspects carpentry work to ensure quality of materials are maintained and free of deficiency, performs minor plan checking at the counter.

Conducts related tasks such as business license site inspections, grading inspections, flood zone determination, as well as permit and plan reviews; issues building permits when necessary.

Maintains records and reports of inspection findings and recommendations; presents written and verbal report of findings.

Stays abreast of current and changing codes, regulations, rules, laws, and ordinances regarding construction activities.

JOB RELATED AND ESSENTIAL QUALIFICATIONS

Knowledge of:

At least one recognized skilled trade such as electrical, carpentry, HVAC, or plumbing.

Effective inspection methods and common principles of proper and safe construction.

State and local codes, laws, rules, ordinances, and regulations applicable to inspections.

Inspection reporting and recording requirements.

Skills to:

Utilize basic office equipment and some inspection tools and measuring devices.

Drive a motor vehicle.

Ability to:

Detect structural, electrical, plumbing or heating defects through physical inspection and recommend correction action.

Read, interpret and apply building and zoning codes and regulations.

Read and interpret plans and blueprints accurately and compare them with actual construction and repairs in progress.

Apply knowledge of skilled trades to the physical evidence observed and checked during the inspection process.

Prepares written and verbal inspection reports and maintain accurate records.

Communicate clearly and concisely, both orally and in writing; compose correspondence independently.

Establish, maintain, and foster positive and harmonious working relationships with those contacted in the course of work.

Experience and Education/Training

Experience:

Two (2) years of recent and continuous building inspection experience that includes scrutiny of carpentry, plumbing, mechanical and electrical work.

Education/Training:

High school diploma or equivalent with vocational or technical school training in one or more of the recognized trades and/or building inspection methods.

SPECIAL REQUIREMENTS

Requires ICC Plumbing, Building Inspector, and Mechanical Inspector certifications. An ICC/IAEI Electrical Inspector certification must be obtained within two years of appointment to the position.

Requires passing a physical examination and a drug test as a condition of job hire.

Requires possession of a current, valid Class C California Drivers License as a condition of initial and continued employment.

SUPPLEMENTAL INFORMATION

Independent travel is required.

Incumbent usually works in the field rather than in the office.

ADA COMPLIANCE

Physical Ability: Tasks require the ability to exert moderate, though not constant physical effort, typically involving some combination of climbing and balancing, stooping, kneeling, crouching, and crawling, and which may involve some lifting, carrying, pushing and/or pulling of objects and materials of moderate weight (12-20 pounds).

Sensory Requirements: Some tasks require visual perception and discrimination. Some tasks require oral communications ability.

Environmental Factors: Incumbents must be able to work in varying environments that may include exposure to dusts, heat, cold, odors, toxic agents, noise, smoke, vibrations, wetness, humidity, machinery, bright or dim light, and electrical currents in an open construction area which requires additional care when conducting work tasks.

YOLANDA IRIGON
Director of Human Resources

Est. Date: September 2005 (formerly known as Building Inspector)
CSC Date: September 14, 2005