



Senior Building Inspector

Department/Division:	Development Services/Building and Safety
Reports To:	Building and Safety Manager
Provides Direction To:	Not applicable
Date Updated	July 16, 2022

GENERAL PURPOSE

Under general supervision, performs varied complex inspection work in the enforcement of building, zoning, mechanical, plumbing, electrical, energy, fire, accessibility, safety and related codes and regulations governing the construction, alteration, repair and use of buildings and structures; and performs related duties as required. Other representative duties include reviewing plans for building code compliance, processing building permit applications, and advising the public and design community on matters relating to construction and other code requirements.

DISTINGUISHING CHARACTERISTICS

Positions assigned to the Senior Building Inspector job work under the direction of the Building and Safety Manager and are expected to perform a wide range of complex residential, commercial and industrial inspections, conduct plan reviews and independently apply and interpret City codes and uniform building regulations. Incumbents in this position have a broad knowledge of the codes applied to fire origin and safety prevention, accessibility regulations, construction and safety standards, and other specialized types of construction.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to this position.

1. Conducts periodic inspections of construction work requiring permits to enforce building, zoning, mechanical, plumbing, electrical, fire, grading, accessibility, safety, and related codes and regulations; inspects sites and buildings before construction or alteration to determine practicability of plans, compliance with regulations and validity of permits; inspects building sites during construction, alteration or repair for compliance with the minimum standards of building and related codes and regulations; inspects City building construction projects.

2. Advises property owners, contractors, architects, engineers and others on matters relevant to construction methods, materials, types of construction, occupancies and applicability of codes and standards.
3. Investigates and resolves building and municipal code violations and complaints.
4. Reviews plans and specifications for buildings and related construction for code compliance at the public counter; issues permits, and calculates fees.
5. Reviews complex plans for structural and non-structural code compliance including life-safety, conventional framing, plumbing and mechanical, energy, electrical, and accessibility.
6. Interprets codes and regulations, and explains required inspections and construction requirements to owners, architects, engineers, contractors, lending institutions, realtors and the public.
7. Issues correction notices, writes notice of non-compliance or substandard conditions letters to property owners or contractors, and recommends prosecution actions in serious situations involving non-compliance; issues stop work notices, as needed.
8. Prepares field inspection reports; reviews violation notices and correspondence; reviews Deputy inspection Reports; reviews specialized soils and structural engineering reports, energy reports, moisture reading reports, and third party inspection reports; and monitors and completes complaint logs.
9. Conducts special assignments and tasks assigned by the Building and Safety Manager; assists other departments with complex codes and compliance actions.
10. Participates in staff and administrative meetings related to inspection activities; coordinates completion of project inspections and close out of project records with Building Permit Technician.
11. Assists in the training of Building Inspectors in field inspections and plan checking functions and answers technical questions.
12. Performs functions of the Building and Safety Manager in their absence.

QUALIFICATIONS GUIDELINES

Knowledge of:

California Building, Plumbing, Mechanical, Electrical, Energy and Property Maintenance Codes; federal and state requirements related to accessibility under the Americans With Disabilities Act; principles, methods and practices used in various building construction trades, including mechanical, plumbing, framing, masonry, accessibility, and electrical; commercial and residential building construction methods and practices; laws, ordinances and codes regulating building construction and zoning practices; appropriate safety and fire prevention methods in construction practices; grading

inspection methods; building inspection trends and standards; customer service techniques.

Ability to:

Operate computers and handheld devices, use word processing and specialized permit and building inspection software; exercise judgement in reviewing plans and specifications for building and construction activities and determine compliance of plans with regulations and permits; inspect building sites during construction, alteration or repair and enforce a wide range of building, zoning and related codes and regulations; communicate effectively and courteously with property owners, contractors, developers, architects, engineers, lending and real estate representatives, and utility representatives as well as City staff, supervisors and management; exercise tact in persuading upset individuals to voluntarily comply with codes, standards and regulations; maintain accurate records and prepare clear and concise reports and records.

Education/Training/Experience:

Any combination equivalent to experience and education that could likely provide the required knowledge and abilities. A typical way to obtain the knowledge and abilities would be:

Education: Graduation from high school and successful completion of coursework, certification or vocational training in building technology, building construction, and/or related architectural coursework.

Experience: Seven or more years of increasingly complex experience in building inspection work involving the application and interpretation of construction codes and building regulations; or an equivalent combination of training and experience. ICC certification in one or more programs such as building, plumbing, electrical, plan review or inspection practices is required.

Licenses/Certifications/Special Requirements:

A valid Class C California driver's license, acceptable driving record, and the ability to maintain insurability under the City's Vehicle Insurance Policy.

Ability to obtain certification in post earthquake damage assessment procedures within 12 months of placement within the position.

The employee will be expected to possess and maintain certification in building or trades related inspection, plan review, and management practices as offered by the International Code Conference (ICC), or equivalent recognized training and certification, and complete a minimum of 45 hours of continuing education for every three year period.

Ability to obtain Certified Access Inspector (CAsp) Accessibility certification within two years of placement into this position is required.

A California General Contractor license or equivalent General Superintendent experience working for a developer is desirable.

PHYSICAL AND MENTAL DEMANDS

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

Physical Demands

While performing the duties of this job, the employee is regularly required to use hands to finger, handle, feel or operate objects, tools, or controls and reach with hands and arms. The employee frequently is required to stand and talk or hear. The employee is frequently required to walk; sit; climb or balance; stoop, kneel, crouch, or crawl. Inspection activities require frequent walking and standing as well as bending, squatting, kneeling and occasional crawling. Employees may also climb stairs and ladders to access inspection areas. These positions occasionally lift or move objects during inspections weighing up to 50 pounds in order to access inspection areas.

Mental Demands

While performing the duties of this class, the incumbent is regularly required to use written and oral communication skills; read and interpret blueprints, documents, and other types of information; analyze and solve complex problems; use math and mathematical reasoning; perform highly detailed work under changing, intensive deadlines, on multiple concurrent tasks; work with constant interruptions; and interact with officials and the public, including dissatisfied or quarrelsome individuals.

WORK ENVIRONMENT

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

The employee constantly works in both office and field environments. Outdoors work is required when the employee conducts inspections and the employee is subject to variable weather conditions, including wetness and humidity and the employee can work in high and precarious places when conducting roof inspections and climbing and accessing areas by ladder. The noise level can be above 85 decibels when background construction equipment and power tools are being used at property sites.