

BUILDING INSPECTOR IV

DEFINITION

Under general supervision, to conduct field inspections and check construction and site plans for a wide variety of structures and sites under construction, alteration or repair for compliance to State and County codes and ordinances; assume duties of Senior Building Inspector when absent; and to do other work as required.

CLASS CHARACTERISTICS

Positions in this class are assigned to conduct on site inspections and special investigations of residential structures in all the following specialty areas: structural, electrical, plumbing and mechanical; or are assigned inspection and special investigation of commercial, industrial, or the most difficult complex residential structures in one specialty area. Assignments may include investigation of code violations, inspection of oil fields and oil wells, mobile home parks, signs, relocated buildings, swimming pools and may also include electrical, plumbing and mechanical plan checking of structures and site plans.

EXAMPLES OF DUTIES

1. Performs inspections in all designated specialty areas of various phases of residential building construction for compliance to the various building codes or performs inspections in one specialty area of commercial, industrial and complex residential structures.
2. Field checks electrical plans, layouts and site plans of residential, commercial and industrial buildings for proper installation and use of materials to insure compliance to electrical codes; inspects complex and difficult electrical installations in the field.
3. Field checks plumbing and mechanical plans, layouts and site plans of residential, commercial and industrial buildings for proper installation and use of material to insure compliance to plumbing and mechanical codes; inspects complex and difficult plumbing installations including automatic fire sprinkler systems, sewer plants, sewer lines, and air conditioning systems.
4. Makes inspections of the more complex or difficult residential and apartment construction involving unusual engineering design, methods and materials or mechanical systems and equipment.
5. Inspects and approves work at each of the required stages of completion and orders corrective action if necessary; makes final inspections for compliance to pertinent laws, regulations and codes; prepares reports of inspections and work completed; investigates code violations, post "Stop Work" notices and prepares reports of findings.
6. Advises and interprets codes to laymen, contractors, architects and others as required.
7. Makes studies and investigations of such problems as converting the use of a building,

condemning a building or bringing a violation case to prosecution; prepares reports of findings and recommends departmental action.

8. Inspects and approves construction of mobile home parks, signs and sign locations, directional signals, active and inactive oil fields, oil wells and related structures.
9. Assists supervising personnel in the maintenance training of multi-specialty inspection personnel.
10. Inspects Planning Commission conditions on active permits.
11. Inspects conditions on certain encroachment permits.

MINIMUM QUALIFICATIONS

Thorough Knowledge of

The uniform building codes, State and local regulations pertinent to all designated inspection specialties in residential construction or to a single inspection specialty in commercial, industrial and complex residential construction.

The application of modern building materials, tools and practices in all specialties of residential construction or in one specialty of commercial, industrial and complex residential construction.

Ability to

Read and interpret plans and specifications.

Prepare clear and concise reports; write or print clear, concise instruction on notices to correct work.

Make inspections, enforce regulations and detect deviations from approved plans and specifications of complex structures and difficult cases.

Detect substandard materials and workmanship.

Interpret and advise on specific complex code requirements.

Maintain effective working relationship with the public and persons engaged in construction and building trades.

Use a County-approved means of transportation to travel to and from field locations.

Experience

Prior on-the-job experience and training which demonstrate the knowledges and abilities listed as minimum qualifications.

RS:mm

8-24-99