



JOB DESCRIPTION

BUILDING INSPECTOR II

DEFINITION

Under general supervision, conducts field inspections and checks construction alteration or repair of buildings and other structures; initiates enforcement action.

CLASS CHARACTERISTICS

This is the journey level class in the Building Inspector series. Incumbents are expected to perform a broad range of inspections independently and to perform plan checking as directed.

EXAMPLES OF DUTIES

Duties may include, but are not limited to, the following:

1. Performs inspections of various phases of residential building construction for compliance to the various building codes.
2. Field checks electrical, plumbing and mechanical plans, layouts, and site plans of residential and commercial buildings for proper installation and use of materials to ensure compliance to appropriate codes and city-imposed conditions of approval.
3. Checks and approves building plans and specifications for residential and small commercial structures for compliance with applicable building, electrical, plumbing, occupancy and zoning codes, and city-imposed conditions of approval. Issues building and related permits for construction activities within the City.
4. Inspects and approves work at each of the required stages of completion and order 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, posts "Stop Work" notices, and prepares reports of findings.
5. Advises and interprets codes to laymen, contractors, architects and others as required.
6. 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.
7. Inspects and approves the installation of mobile homes and the construction of accessory buildings and additions to mobile homes.
8. Enforces City of Rancho Mirage Municipal Code and may be required to conduct investigations of various municipal code violations.
9. Without additional compensation, employee shall perform such additional acts or duties as the City Manager shall assign.



JOB DESCRIPTION

QUALIFICATIONS/GUIDELINES

Education and/or Experience

Any combination of education and/or experience that has provided the knowledge, skills and abilities necessary for satisfactory job performance. Example combinations include graduation from high school or equivalent and five years of experience as a building inspector with a public agency is preferred, or equivalent experience in one or more of the general building trades on the basis of two years of building trade experience is equivalent to one year of building inspection experience. Certification through International Conference of Building Officials is desirable.

Knowledge, Skills and Abilities

Considerable knowledge of related federal and state laws, rules, regulations, policies and procedures; building tools and materials; methods of building construction, accepted safety methods, principles and techniques of building inspection. Ability to interpret, apply and explain building plans, blueprints, specifications and building codes; make arithmetical computations rapidly and accurately; communicate effectively both orally and in writing; work effectively in the absence of supervision; establish and maintain cooperative working relationships.

SPECIAL REQUIREMENTS

Possession of or ability to obtain an appropriate California driver's license and a satisfactory driving record.

ESSENTIAL ELEMENTS

Physical Demands

Seeing general, hearing/listening, clear speech-simple, walking, kneeling, stooping, bending, sitting, driving car.

Stress Factors

Medium to high pressure

Work Environment

Works alone, with others, around others, verbal contact, face-to-face, inside, outside, extreme heat, temperature changes, wet and/or humid, mechanical and electrical equipment, moving objects, high places, and dirt/dust.

Mental Requirements

Reading simple and complex, writing simple, analyzing, perception/comprehension, math skills, judgment, and decision making.

Equipment

Computer, keyboard, telephone, calculator, and measuring equipment.