

BUILDING INSPECTOR II

*Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are **not** intended to reflect all duties performed within the job.*

JOB OBJECTIVES

To perform complex technical duties in support of the City's building inspection and plan review operations and activities; to conduct building inspections during all phases of construction, alteration and repair; to enforce compliance with applicable Federal, State and local building, plumbing, mechanical, fire and life safety and accessibility codes, regulations and ordinances; to ensure the provision of safe structures for building occupancy; and to perform a variety of complex technical duties relative to assigned areas of responsibility.

SUPERVISION RECEIVED AND EXERCISED

Receives direction from the Building Official.

DISTINGUISHING CHARACTERISTICS

This is the advanced journey level class within the Building Inspector series. Positions at this level are distinguished from other classes within the series by the level of responsibility assumed and the complexity of duties assigned. Employees at this level possess a specialized functional or technical expertise beyond the journey level and assume responsibility for performing the more complex plans examinations and building inspection duties which may include fire and life safety plans examination or inspections for commercial and residential premises.

ESSENTIAL JOB FUNCTIONS

The following tasks are typical for positions in this classification. Any single position may not perform all of these tasks and/or may perform similar related tasks not listed here:

1. Perform a variety of highly complex technical duties in support of the City's building inspection and plans examination functions.
2. Conduct commercial and residential inspections during all phases of construction, alteration and repair; enforce compliance with applicable fire and life safety building, structural, plumbing and mechanical codes.
3. Interpret and enforce compliance with applicable codes and ordinances including fire and life safety, plumbing, building, structural and mechanical codes, City zoning ordinances, and state and federal accessibility standards for the disabled.
4. Inspect existing buildings and premises for change of use, occupancy, or compliance with applicable codes and ordinances.
5. Review and approve building inspection documentation including final inspection certificates and related documents.
6. Examine and review construction plans and specifications for new construction, additions and alterations to determine compliance with applicable fire and life safety, building, structural, plumbing and construction codes, ordinances, and regulations.
7. Confer with architects, developers, contractors, builders and the general public on building code enforcement issues; research, interpret and explain codes, ordinances, rules and regulations.

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8. Meet with engineers, architects and builders to analyze and resolve any problems or potential problems that may arise during the course of construction; research and negotiate solutions.
9. Issue building, plumbing, mechanical and other permits; review blueprints, drawings, maps and specifications to ensure project complies with plans; calculate fees; stamp plans; issue permits.
10. Maintain a variety of logs, records and files; generate reports and records as required.
11. Attend and participate in group meetings; stay abreast of new trends and innovations in the field of building inspection and code enforcement.
12. Perform related duties and responsibilities as required.

QUALIFICATIONS

Knowledge of:

Operations, services and activities of a comprehensive building inspection and plans examination program.
Advanced methods and techniques of conducting plan reviews including fire and life safety plans review.
Advanced methods and techniques of conducting complex commercial and residential building, plumbing, mechanical, and structural inspections.
General building construction methods and materials.
Operations, services and activities of a municipal building inspection and code enforcement program.
Pertinent codes and ordinances related to fire and life safety and building, plumbing, and mechanical system requirements.
Occupational hazards and standard safety practices.
Advanced principles of technical report preparation.
Principles and practices of research and report preparation.
Principles and practices of record keeping.
Pertinent Federal, State and local laws, codes and regulations.

Ability to:

Perform highly complex plan review and inspection duties in residential, industrial and commercial buildings.
Read and interpret building plans, drawings, maps, blueprints and specifications.
Examine and review construction plans and specifications for new construction, additions and alterations.
Review and approve building inspection documentation.
Detect deviations from approved construction plans and specifications.
Interpret, explain and enforce applicable building codes and zoning ordinances and compare them to work in progress.
Collect appropriate fees and issue permits.
Respond to difficult and sensitive public inquiries.
Establish and maintain effective relationships with those contacted in the course of work.

Education and Experience Guidelines

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

Education:

Equivalent to the completion of the twelfth grade supplemented by two years of college level course work in building construction, engineering or a related field.

Experience:

Three years of increasingly responsible building inspection experience.

License or Certificate

- Possession of an appropriate, valid driver's license.
- Oregon Inspector Certifications (OIC) and required experience apply to the following required certifications:
 - State of Oregon Fire and Life Safety Certification or International Code Council (ICC) Fire Plans Examiner Certification with required experience and/or State of Oregon "A" level Plumbing Inspector Certification and State of Oregon One and Two Family Dwelling Plumbing Inspector Certification.
 - State of Oregon A-level Plans Examiner Certification or International Code Council (ICC) Building Plans Examiner Certification and required experience.
 - State of Oregon A-level Structural Inspector Certification or International Code Council (ICC) Commercial Building Inspector Certification and required experience.
 - State of Oregon A-level Mechanical Inspector Certification or International Code Council (ICC) Commercial Mechanical Inspector Certification and required experience.
 - State of Oregon 1 and 2 Family Plans Examiner Certification or International Code Council (ICC) Residential Building Inspector Certification and required experience.
 - State of Oregon 1 and 2 Family Structural Inspector Certification or International Code Council (ICC) Residential Building Inspector Certification and required experience.
 - State of Oregon 1 and 2 Family Mechanical Inspector Certification or International Code Council (ICC) Residential Mechanical Inspector Certification and required experience.

PHYSICAL DEMANDS AND WORKING CONDITIONS

The physical demands herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform these essential job functions.

Environment: Field environment; travel from site to site; inspect in confined areas; exposure to noise, dust, grease, smoke, fumes, and gases.

Mobility: Incumbents require sufficient mobility for walking, standing or sitting for prolonged periods of time; bending, stooping, kneeling and crawling when conducting inspections.

Vision: Visual acuity to conduct building inspections and read plans specifications and drawings.